

LI RPBVerbatimMinutesJune20-2006.txt

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5

LONG ISLAND

6

REGIONAL PLANNING BOARD MEETING

7

8

H. Lee Dennison Building

9

12th Floor

10

Hauppauge, New York

11

12

June 20, 2006

13

10:00 a.m.

14

15

16

17

18

Taken by: Joann Bunze

19

Court Reporter

20

21

22

23

24

25

2

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1

2 A P P E A R A N C E S:

3

4 James Larocca

5 John Cameron

6 Elaine Gross

7 Theresa Sanders

8 Charles Bartha

9 Thomas Isles

10 Paul Tonna

11 Seth Forman

12 Patricia Bourne

13 Kevin Law

14 Elizabeth Botman for Howard Weitzman

15 James Large, Jr.

16 Jany Ioli for Joseph Sawicki

17

18

19

20

21

22

23

24

25

3

1

2 MR. LAROCCA: For our

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3                    guests, as we go, we will  
4                    try to get you to the table  
5                    when we get to that part of  
6                    the conversation. In the  
7                    mean time, we have more name  
8                    tags than we have names and  
9                    people that go with them,  
10                  but we will come to order.

11                  Good morning. The  
12                  meeting will come to order.

13                  I note the presence of a  
14                  quorum, and our first order  
15                  of business is the minutes  
16                  of the meeting of May 10th,  
17                  which is in your folder, in  
18                  your binder, and these are  
19                  summary minutes.

20                  There was discussion at  
21                  the last meeting of  
22                  instituting the process of  
23                  having verbatim transcripts,  
24                  which we have done. This  
25                  young woman to my left is

4

1  
2                  the stenographer/transcriber  
3                  and will be doing her best  
4                  to get it all down. On our  
5                  part, that means trying not

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6 to speak over one another  
7 too much, because that  
8 complicates the transcript  
9 process.

10 It would be my intention  
11 to continue to do a summary  
12 from the transcripts, and  
13 the transcripts will be  
14 available in the Board  
15 offices, and I think that is  
16 consistent with what we  
17 talked about before.

18 In any event, is there a  
19 motion to accept the minutes  
20 of May 10th?

21 MR. CAMERON: I make a  
22 motion.

23 MR. LAROCCA: Second?

24 MR. LARGE: (Raises  
25 hand.)

5

1  
2 MR. LAROCCA: Jim Large.  
3 Any discussion,  
4 amendments or changes?  
5 (No response from the  
6 Board.)  
7 MR. LAROCCA: All those  
8 in favor indicate by saying

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aye.

9

10

(Response from the

11

Board. )

12

MR. LAROCCA: And

13

opposed.

14

(No response from the

15

Board. )

16

MR. LAROCCA: The

17

minutes are adopted.

18

We did a little bit of

19

format change there in the

20

front of the minutes just to

21

clean up the attendance

22

numbers by category, who's

23

here in which capacity. It

24

makes it a little easier to

25

read.

6

1

2

There is also in your

3

binder a memo and some form

4

or two from Dr. Forman.

5

These are forms that speak

6

to the matter of travel

7

vouchers.

8

As members of this

9

Board, you are entitled to

10

be reimbursed for your

11

travel to and from the

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12 meeting. I think it's the  
13 only form of compensation  
14 that comes with being on  
15 this Board. If you care to  
16 seek reimbursement of travel  
17 in connection with the  
18 Board, that's the  
19 instruction, that's the  
20 process to use. And if you  
21 do, just submit the forms to  
22 Seth and he would get them  
23 processed through the  
24 Controllers Office.  
25 We also put in your

7

1  
2 binder the Codes of Ethics  
3 that are attached to your  
4 service from both counties.  
5 In the kinds of  
6 appointments we hold, we are  
7 all subject to the  
8 respective codes that are  
9 actually quite similar to  
10 one another, but part of the  
11 Code of Ethics process  
12 requires that we all have a  
13 working familiarity with the  
14 requirements of the

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15 contents. So, it's in your  
16 binder, and certainly it  
17 should be part of your  
18 package of orientation and  
19 otherwise.  
20 In getting started  
21 today, the first order of  
22 business there for you is a  
23 copy of a resolution that  
24 dates back to 1982, which is  
25 the last time the Board

8

1  
2 established processes and  
3 procedures for expenditures  
4 by the Board, and the  
5 resolution that existed as  
6 of 1982 gave substantially  
7 all of the expenditure  
8 authority to the executive  
9 director.

10 We are now in  
11 transition, and we will be  
12 talking later about our  
13 process for permanent  
14 leadership, but in the mean  
15 time, there is a resolution  
16 to create a process for  
17 expenditure authority within

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18 the Board and with our  
19 interim executive director.  
20 So, in short, what it  
21 does is gives the executive  
22 director, the acting  
23 executive director, the  
24 authority on his own  
25 signature for expenditures

9

1  
2 up to \$1,000, and a  
3 requirement that at each  
4 periodic meeting of the  
5 Board a report be made of  
6 all the expenditures  
7 approved during that period  
8 of time. This is really to  
9 allow Seth and the staff to  
10 function on a daily basis  
11 and to keep us posted on the  
12 small stuff.

13 For expenditures over  
14 \$1,000 during this interim  
15 period, the resolution calls  
16 for us to make those  
17 decisions as a Board. If we  
18 get to a situation where  
19 there is a timing problem,  
20 we will deal with that, but



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21 in the mean time this would  
22 put in place, this  
23 up-to-date process, and take  
24 us through until we put in  
25 place a more permanent

10

1  
2 Long-term plan.  
3 So, I would ask you to  
4 react to that and invite a  
5 motion on that resolution.  
6 MS. GROSS: So moved.  
7 MR. LAROCCA: Elaine.  
8 Second.  
9 MS. SANDERS: Second.  
10 MR. LAROCCA: Second,  
11 Theresa.  
12 Is there any discussion?  
13 MR. LARGE: Seth, is  
14 this enough for you?  
15 MR. FORMAN: It's enough  
16 to keep us in bagels for a  
17 couple of years.  
18 MR. LAROCCA: Bagels and  
19 coffee is the most important  
20 thing. Clearly, over time,  
21 there should be a better  
22 division on the number. My  
23 apologies. A better

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24 division on the number, and  
25 we will work towards that as

11

1  
2 we deal with our other  
3 transition amendments.  
4 MR. CAMERON: We are  
5 authorizing up to \$1,000 by  
6 the executive director. We  
7 don't know right now, I  
8 think, where our budget  
9 stands. While it sounds  
10 innocuous, we don't  
11 necessarily know where the  
12 budget is, that there is up  
13 to \$1,000, but I think we  
14 know, but we are aware that  
15 Suffolk County held back its  
16 money, and I think Nassau  
17 still has it in abeyance.  
18 We should have an idea that  
19 we have the money to pay  
20 them.

21 MR. LAROCCA: We are  
22 solvent at the moment, and  
23 we will have a further  
24 discussion today about  
25 budget matters, and Jim and

1  
2 I had discussed the  
3 probability of making the  
4 sort of minimum number  
5 larger, but I think for the  
6 moment --  
7 MR. CAMERON: I'm fine  
8 with the number, but to the  
9 extent that the numbers are  
10 available, which sounds  
11 somewhat mute, but I just  
12 want to make sure.  
13 MR. LAROCCA: All those  
14 in favor indicate by saying  
15 aye.  
16 (Response from the  
17 Board.)  
18 MR. LAROCCA: Opposed.  
19 (No response from the  
20 Board.)  
21 MR. LAROCCA: The  
22 resolution is adopted.  
23 Thank you.  
24 Next order of business I  
25 have included as an

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2 independent item, the  
3 resolution of this Board,  
4 and I think it was October  
5 or November of 2005. This  
6 was the resolution that was  
7 the most recent expression  
8 of the charge under which  
9 the Board is operating.  
10 The resolution followed  
11 virtually verbatim the  
12 resolution that passed in  
13 the Suffolk Legislature and  
14 was introduced in the Nassau  
15 Legislature, and when there  
16 was a disparity between the  
17 action in the two counties,  
18 the Board resolved to adopt  
19 the resolution as its own  
20 guidance. That is now in  
21 place, and it sets forth the  
22 number of current tasks  
23 which we are obliged to be  
24 attentive to, and it might  
25 just be worth taking a

14

1  
2 moment to go to the  
3 resolution and make a very  
4 quick review of it.

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5                               It established several  
6                               matters. There is a lot of  
7                               findings up at the  
8                               beginning, and it recites  
9                               some history references to  
10                              the Municipal Law and so  
11                              forth.  
12                              It established the size  
13                              of the council, the powers  
14                              of the -- at the time it was  
15                              using the word council in  
16                              substitution for the word  
17                              Board, but the fact that  
18                              this was never dealt with  
19                              uniformly in both counties  
20                              legislatively, we continue  
21                              to use the terminology  
22                              Board, but it's the same  
23                              reference throughout the  
24                              document.  
25                              This is resolution one

15

1  
2                              of 2005, and also in your  
3                              package is the resolution as  
4                              it passed the Suffolk County  
5                              legislature and was  
6                              introduced in Nassau. Very  
7                              quickly, it calls for the

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8 creation of a business plan.  
9 It talks about our process  
10 for keeping records of  
11 resolutions and findings, an  
12 obligation to, as I sort  
13 through it, to bring our  
14 bylaws perhaps further up to  
15 date. The bylaws we have  
16 are the propriety.  
17 It talks about our  
18 necessity of our meeting  
19 bi monthly. We are actually  
20 also resolved to meet at  
21 least that frequently, if  
22 not sooner. There is  
23 processes in here for funds.  
24 There is reference to the  
25 Code of Ethics process,

16

1  
2 which I mentioned earlier.  
3 There are attendance  
4 requirements that apply to  
5 us as members of the Board,  
6 and the process for dealing  
7 with that. The  
8 establishment of the titles  
9 of executive director and  
10 deputy. There is

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11 authorization to have other  
12 staff.  
13 Some limitations on the  
14 part of staff, in terms of  
15 outside activity, a  
16 necessity to submit an  
17 annual report to our  
18 respective counties, and  
19 there is then talk about a  
20 directive about public  
21 hearing process.  
22 Part of what we do at  
23 these meetings speaks to  
24 that, but I think the intent  
25 here was larger, and we will

17

1  
2 talk about that as we talk  
3 about our work plan for the  
4 year ahead.  
5 There is further  
6 reference to the completion  
7 of the third comprehensive  
8 plan. Many of those  
9 chapters, we will talk more  
10 about that. An obligation  
11 to create an annual  
12 financial statement, which  
13 we will do with the support

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14 of the county controllers in  
15 helping us with that. There  
16 is some resolution  
17 concerning the focus of the  
18 planning activities. Most  
19 of the usual suspects are  
20 there; transportation,  
21 housing, environmental  
22 protection and down the  
23 list.

24 There is also then a  
25 larger clause that spells

18

1  
2 out what other things we can  
3 and should be doing. So,  
4 until we adjust, or in any  
5 other way address our  
6 fundamental functions, this,  
7 as your Chair, I am viewing  
8 as our current direction and  
9 charge or commission to  
10 ourselves, and we will  
11 attempt coming a time when  
12 we will have for you a  
13 specific schedule for each  
14 of these tasks that is laid  
15 out here.

16 So, this is not there  
Page 16



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17 for any action, because it's  
18 already adopted, but I will  
19 invite any discussion on  
20 this.

21 MR. CAMERON: Initial  
22 comment on I think one of  
23 the initial salient items is  
24 the development of a  
25 business plan. I think

19

1  
2 business plan can mean many  
3 things to many people.

4 MR. TONNA: Which  
5 number?

6 MR. CAMERON: First  
7 resolve, and it actually  
8 stipulates that within four  
9 months of the effective day  
10 of the resolution, which I  
11 believe probably we have  
12 already passed. So, how we  
13 deal with that, we know we  
14 have to develop a budget.  
15 Business plan can be a  
16 little more comprehensive,  
17 but I think it's necessary  
18 that we have plans for the  
19 year, especially if we are

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20 going to propose a budget  
21 for both counties. I think  
22 the time is getting tight.  
23 I would like to hear  
24 from Suffolk and Nassau for  
25 their fiscal year. Maybe

20

1  
2 Kevin and Patty can comment  
3 on that.  
4 MR. LAW: Suffolk, the  
5 sooner the better.  
6 Departments meet with the  
7 office as we speak. Call  
8 letter went out last month,  
9 and all week long this week  
10 they come in to discuss the  
11 proposed budget. The County  
12 Executive doesn't have to  
13 submit it to the legislature  
14 until after Labor Day. If  
15 we could get something  
16 perhaps by the end of July,  
17 you know, that will still  
18 give us the month of August  
19 to work on it for you. So,  
20 I think that should be good.

21 And in terms of that  
22 four-month process, it

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23                   hasn't been complied with.  
24                   So, to the extent the Board  
25                   may be readopting this

21

1  
2                   resolution today, given the  
3                   fact that you could also  
4                   amend the bylaws -- again,  
5                   they are your bylaws -- we  
6                   take the position that a  
7                   four-month period be  
8                   triggered today, given four  
9                   more months to pull that  
10                  together.

11                  MR. LAROCCA: We could  
12                  do that if you are  
13                  comfortable with that.

14                  MR. TONNA: We could  
15                  amend -- this is a  
16                  resolution that was passed  
17                  by the Suffolk Legislator  
18                  Weiss (phonetic spelling)  
19                  right before you came in.  
20                  This was modeled after the  
21                  resolution we had. It  
22                  includes about 98 percent of  
23                  what the Legislature  
24                  approved, but this is the  
25                  bylaws from this Board.

1

2

MR. CAMERON: Patty?

3

MS. BOURNE: In Nassau

4

we are a little behind the

5

process. We need to budget

6

by mid-July, and

7

approximately the same time

8

it does go to our

9

legislature. I would say

10

that as soon as possible, if

11

we could have a place holder

12

figure, and then I will

13

certainly leverage our

14

budget focus, what we are

15

looking for, and the

16

documentation we would need

17

before the end of July,

18

early August.

19

MR. LAROCCA: Two

20

things; one is there was the

21

start of a draft business

22

plan which I attained from

23

Dr. Copperman (phonetic

24

spelling), and I should

25

report to you -- maybe I

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1

2

should have done this at the  
beginning.

3

4

As you know,

5

Dr. Copperman reported his

6

resolution and made effects

7

on May 10th, the date of our

8

last meeting. I have spoken

9

with him a number of times,

10

visited with him at Stony

11

Brook, and we are

12

comfortably working with

13

Dr. Copperman on all these

14

transition matters, one of

15

which is this draft that was

16

put together. I haven't

17

shared it yet, because I

18

haven't spent enough time

19

with it myself, but this

20

will come to you shortly,

21

and it was the start of his

22

approach to the development

23

of the business plan.

24

With regard to budget

25

matters, I was planning

24

1

2

Later in this process today

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3 to share my initial thinking  
4 on budget process, and I was  
5 actually thinking if we  
6 can't do it on the 20th of  
7 June, we are meeting again  
8 on the 11th of July, that we  
9 might be able to be in  
10 reasonably good shape by  
11 making at least a  
12 preliminary proposal, Patty,  
13 perhaps more than a place  
14 holder. At least get the  
15 outlines process started by  
16 the July 11th meeting. So,  
17 the two are related. So, if  
18 that -- I think actually I'm  
19 hearing a little more time  
20 than I thought, which is  
21 good.

22 MR. LAW: I meant to say  
23 the middle of July.

24 MR. LAROCCA: Let's  
25 shoot for July 11th to have

25

1  
2 a preliminary.

3 MS. BOTMAN: On behalf  
4 of Howard Weitzman, it would  
5 also be useful to have a

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6 Board consensus how you are  
7 handling the money  
8 appropriated, but not in  
9 part, because it hasn't been  
10 released; and you know, it  
11 doesn't have to be in the  
12 form of a business plan, but  
13 I think we will appreciate  
14 something more formal,  
15 maybe, in connection with  
16 the budget for '07, how that  
17 money would be allocated and  
18 spent.

19 MS. GROSS: Do we know  
20 the balance? Do we know the  
21 balance, Jim?

22 MR. LAROCCA: That's one  
23 of the great charms of the  
24 process we are in. Good and  
25 logical question like that

26

1  
2 is not neatly answered.  
3 Under normal practice, the  
4 Suffolk County Controller  
5 has a figure he is working  
6 down from, but the Nassau  
7 number is held and so forth.  
8 So, I don't know how we

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would answer that.

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

DR. FORMAN: Right now

in our bank accounts is

roughly \$60,000, and

whatever else was supposed

to be allocated for 2006

from Suffolk hasn't been and

from Nassau hasn't been.

MR. CAMERON: No funds

from either county this

year?

MR. FORMAN: Not for

2006.

MS. BOURNE: The

arrangement for Nassau

County is that the \$100,000

available for '06 is still

27

1

2

3

4

5

6

7

8

9

10

11

in the budget line, and the

prior arrangement has been

that it was vouchered

quarterly, \$25,000 a

quarter.

Based upon the voucher

commission attachments, I

think we will meet with

Nassau County to meet with

the Controller's Office, but



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with Liz the budget

12  
13 position, based on your  
14 examinations -- Liz made a  
15 very good point on how you  
16 would like to see the money  
17 used and work out a process  
18 to make available within the  
19 county law.

20 MS. GROSS: We have  
21 \$100,000 plus \$60,000, plus  
22 more maybe from Suffolk?

23 MR. LAROCCA: In terms  
24 of appropriations, at the  
25 moment there is \$100,000

28

1  
2 each in the counties not yet  
3 delivered.

4 MR. CAMERON: \$100,000  
5 from Suffolk or more?

6 MR. LAW: It was  
7 \$100,000.

8 MR. TONNA: We had  
9 \$100,000 and \$60,000.

10 MR. CAMERON:  
11 Potentially \$260,000?

12 MS. GROSS: You mean the  
13 \$100,000 from Suffolk is on  
14 top of the \$60,000 we

LI RPB Verbatim Minutes June 20-2006.txt  
referred to?

15

16

MR. LAW: Is that

17

\$60,000 a carryover from

18

last year?

19

MR. LAROCCA: That's the

20

rolling number?

21

DR. FORMAN: Right.

22

MR. LARGE: Past bills

23

paid, you have no

24

outstanding?

25

MR. FORMAN: Except for

29

1

2

Billy D's gave us the food.

3

Janet, you said honor the

4

voucher, right?

5

MR. CAMERON: Based on

6

the resolution today, you

7

can pay it.

8

MR. LAROCCA: It was the

9

pleasure of the Board, we

10

resolve that we will treat

11

that four-month trigger as

12

amended as of today.

13

MR. TONNA: I make a

14

motion to that.

15

MR. LAROCCA: Second.

16

MS. GROSS: Second.

17

MR. LAROCCA: Favor by

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saying aye.

18

19

(Response from the

20

Board.)

21

MR. LAROCCA: Opposed.

22

(No response from the

23

Board.)

24

MR. LAROCCA: That is

25

adopted. Thank you.

30

1

2

MR. TONNA: Can I make a

3

suggestion? Since we just

4

passed that motion, even

5

though you haven't finished

6

reviewing it, could you send

7

it out to us, the existing

8

business plan?

9

MR. LAROCCA: This would

10

come to you very shortly.

11

The heart of today's

12

meeting is to be a

13

conversation with the new

14

Board with the planning

15

principles from our various

16

jurisdictions, and the way I

17

anticipate this part of the

18

meeting going is to invite

19

Tom and Patty to give an

20

overview of each of their

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21 county planning functions.  
22 As they complete that, to  
23 have the town and then the  
24 village officials join into  
25 that, hopefully in as

31

1  
2 conversational and informal  
3 a manner as we can do it,  
4 and the Board and others can  
5 join in as we go.  
6 I want to apologize just  
7 for the format of the room.  
8 I know this doesn't work  
9 well for those who might be  
10 participating off the table.  
11 For you, we will talk about  
12 future settings for the  
13 future, but this is what we  
14 have for today.  
15 MR. LAW: This would be  
16 the last time we need to be  
17 in the room. Legislature  
18 room or meeting room will be  
19 available. When you set the  
20 date for this meeting both  
21 were not available today.  
22 If you wanted to sit around  
23 the horse shoe, we could do

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either or.

24

25

MR. CAMERON: It's not

32

1

2

required, but since we are

3

going to have a dialogue, if

4

everybody went around the

5

room and introduced

6

themselves, I think it would

7

be worthwhile for everyone.

8

MR. LAROCCA: Why don't

9

we start right here.

10

MR. CAMERON:

11

John Cameron.

12

MS. GROSS:

13

Elaine Gross, Regional

14

Planning Board.

15

MS. SANDERS:

16

Theresa Sanders, Planning

17

Board.

18

MR. LAW: Kevin Law,

19

County Executive Levy.

20

MR. BARTHA:

21

Charlie Bartha, Public

22

Works.

23

MS. BOURNE:

24

Patty Bourne, Nassau County

25

Planning Commission.

1  
2 MR. ISLES: Tom Isles,  
3 Director of Planning,  
4 Suffolk County.  
5 MS. IOLI: Jany Ioli for  
6 Joseph Sawicki.  
7 MS. BOTMAN:  
8 Elizabeth Botman for  
9 Howard Weitzman.  
10 MR. LARGE: James Large.  
11 MR. TONNA: Paul Tonna,  
12 Planning Works.  
13 DR. FORMAN:  
14 Seth Forman, acting  
15 director.  
16 MR. LARocca:  
17 Jim Larocca.  
18 MS. BUNZE: Joann Bunze,  
19 court reporter.  
20 MR. STANDER: Stander  
21 (phonetic spelling), Suffolk  
22 County Planning.  
23 MS. WOLFFSOHN:  
24 Marguerite Wolffsohn, East  
25 Hampton Town Planning.

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2 MS. PAHWOL:  
3 JoAnne Pahwol, East Hampton  
4 Town Assistant.  
5 MR. LIBERT:  
6 Jack Libert, Commissioner of  
7 Planning Development, Town  
8 of Oyster Bay.  
9 MS. SEIDMAN:  
10 Phyllis Seidman, Suffolk  
11 County Attorney's Office.  
12 MR. THEOFAN,  
13 Charles Theofan,  
14 Commissioner of Planning,  
15 Town of Hempstead.  
16 MR. PIAZZA: Bob Piazza,  
17 Assistant, City of Long  
18 Beach.  
19 MR. TACKENBERG:  
20 Warren Tackenberg, Village  
21 Civic Association.  
22 MR. TRIANO: Joe Triano,  
23 Mayor, Village of Stewart  
24 Manner, Commissioner's  
25 Association.

35

1  
2 MR. MURPHY:  
3 Gene Murphy, Town of Islip  
4 Planning Commissioner.  
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5 MS. NEIL: Diane Neil,  
6 Town of South Hampton.

7 MS. D'ANGELO:  
8 Janice D'Angelo, Planner for  
9 Town of South Hampton.

10 MS. GALLAGHER: Carrie  
11 Gallagher, Suffolk County  
12 Planning.

13 MR. LEWIS: Neal Lewis  
14 with the Long Island  
15 Neighborhood Network and  
16 also Nassau County.

17 MR. WOODS: David Woods,  
18 three-week-old Commissioner  
19 of Planning, Town of  
20 Brookhaven.

21 MR. SANDIAK:  
22 Adam Sandiak (phonetic  
23 spelling), Suffolk County  
24 Executive's Office.

25 MS. BROUGHTON:

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1  
2 Lisa Broughton, Suffolk  
3 County Ecological  
4 Development and Workforce  
5 Housing.

6 MR. GULIZIO:  
7 Dan Gulizio, Nassau County



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8                                   Planni ng Department.  
9                                   MR. KOORIS:  
10                                  Davi d Koori s, Regi onal  
11                                  Planni ng Associ ati on.  
12                                  MR. RIEKERT:  
13                                  Bob Rie kert, Town of  
14                                  Hunti ngton.  
15                                  MR. WREDE: Chri s Wrede,  
16                                  Suffol k County Planni ng.  
17                                  MS. GROSS:  
18                                  Jacki e Gross, Nassau County  
19                                  Department County Attorney.  
20                                  MR. MAHER: Thomas  
21                                  Maher, Envi ronmental  
22                                  Coordi nati on, Nassau County.  
23                                  MR. MOFURS: Paul Mofurs  
24                                  (phoneti c spell i ng), Shel ter  
25                                  Isl and Planni ng Board.

37

1  
2                                  MR. DeRUBEIS:  
3                                  Frank DeRubei s, Di rector of  
4                                  Planni ng Town of Smi thtown.  
5                                  MR. CORRY: Carl Corry,  
6                                  Long Isl and Busi ness News.  
7                                  MS. HILL: Lauren Hi ll,  
8                                  Long Isl and Associ ati on.  
9                                  MR. HARRELL: Jeremy  
10                                  Harrell , Long Isl and

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11 Business News.  
12 MR. LAROCCA: The press  
13 is here. Thank you.  
14 With that, Tom and  
15 Patty, it is yours.  
16 MR. ISLES: Patty and I  
17 have worked together on  
18 putting together  
19 information, a very  
20 contained forum for you  
21 today. And obviously, if  
22 the Board wants to move  
23 forward in any particular  
24 direction, either today or  
25 future meetings, we would

38

1  
2 welcome that.  
3 What we would like to  
4 give is a snapshot overview  
5 on planning structure in  
6 Long Island, to give you  
7 that framework, in terms of  
8 where does the authority  
9 lie, what are the roles and  
10 responsibilities of the  
11 different levels of  
12 government in Suffolk and  
13 Nassau County.

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14                               Following that -- we  
15                               have been working together  
16                               on this -- Patty could go  
17                               into further detail for you  
18                               or other information that I  
19                               missed, and items unique to  
20                               Nassau County, because,  
21                               well, there is a lot of  
22                               overlap in both counties.  
23                               I would like to begin  
24                               then -- I apologize for my  
25                               back. Let me begin with the

39

1  
2                               basic structure of planning  
3                               Long Island is that all  
4                               authority in the first  
5                               lifetime comes from State  
6                               law. It is not something  
7                               that appears from federal  
8                               law. Towns, villages and  
9                               cities have inherent powers  
10                              to plan their communities  
11                              and so forth. There are  
12                              various parts of State law,  
13                              of town, village and city  
14                              General Municipal Law that  
15                              is specifically to delegate  
16                              authority to the

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17                   jurisdictions within both  
18                   counties.  
19                   Keep in mind, as well,  
20                   that under New York State's  
21                   Constitution there is  
22                   municipal home rule powers.  
23                   So, unlike other parts of  
24                   the country where cities and  
25                   counties have authority, in

40

1  
2                   New York State a lot of this  
3                   power authority is in the  
4                   counties.

5                   In Suffolk County, we  
6                   have a new village county of  
7                   Sagaponic. We now have 32  
8                   villages in Suffolk County  
9                   and 64 in Nassau County. We  
10                  have a total of 111  
11                  municipal entities at town,  
12                  village and city level. We  
13                  have two counties and one of  
14                  you, one planning Board.

15                  Talking a little  
16                  specifically now about the  
17                  powers that's given to towns  
18                  and villages and cities.

19                  Next slide. We then  
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20 indicate, under New York  
21 State law deals with the  
22 powers that localities can  
23 do; comprehensive planning,  
24 zoning, subdivision, site  
25 plan, view and map. I

41

1  
2 will walk through very  
3 briefly what some of those  
4 key topics include.  
5 Comprehensive planning  
6 is a power delegated to  
7 communities here, again,  
8 under local enabling  
9 statutes. It's an optional  
10 exercise. So,  
11 municipalities may plan.  
12 Once they do plan -- and the  
13 plan could be defined as a  
14 formal document. It could  
15 be defined as a policy --  
16 and maps the communities,  
17 once they do adopt one, the  
18 locality must be in  
19 accordance with that plan.

20 In other parts of the  
21 county there is mandatory  
22 planning that's required by

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23 the localities. It gives  
24 the ability to plan for  
25 immediate, long-term and

42

1  
2 development.  
3 Another power that we  
4 all hear a lot about is  
5 zoning. For the first  
6 150 years of the history in  
7 United States it does not  
8 exist. It emanated from  
9 Germany to the United  
10 States, and many of the  
11 local zoning ordinances here  
12 in Nassau and Suffolk came  
13 about from the 1920s through  
14 to the 1940s, but it is one  
15 of the key powers that is in  
16 the cities in New York  
17 State, and it's the  
18 abilities of the  
19 municipality to create zones  
20 or districts, whereby uses  
21 are separated by land-use  
22 type.  
23 There are also  
24 regulations in terms of set  
25 backs, height structures.

1  
2 It's a lot of what defines  
3 the character of the  
4 community. They are based  
5 on doing a plan coming up,  
6 what the community is  
7 intended to be, what the  
8 community can support, in  
9 terms of traffic, waste  
10 water management, and then  
11 that is the way of  
12 implementing the plan. It  
13 hasn't been done that all,  
14 but this certainly is -- in  
15 more recent history,  
16 planning is an integral part  
17 of it.

18 The next is a  
19 subdivision power, and Patty  
20 will speak about that  
21 further.

22 Differences between  
23 Nassau and Suffolk. Very  
24 simply, it's the process by  
25 which a property is divided.

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1  
2                   Going back to presubdivision  
3                   days, developers would file  
4                   maps in the County Clerk's  
5                   Office, and that's how they  
6                   divided property. Problems  
7                   were that file maps did not  
8                   match each other. You have  
9                   roads that don't connect.  
10                  A process that didn't  
11                  take into consideration is  
12                  environmental standing and  
13                  so forth. So, New York  
14                  State law specifically gives  
15                  the right to municipalities  
16                  to subdivide.  
17                  Here again, there are  
18                  distinctions in Nassau that  
19                  Patty will speak on. Let me  
20                  just point out that,  
21                  throughout this process,  
22                  there are three primary  
23                  entities within local  
24                  government that conduct  
25                  these supports. There is

45

1  
2                   the local legislature body,



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3 they operate these laws.

4 There -- they are the ones  
5 that have the power to amend  
6 zoning maps, to amend the  
7 zoning text and so forth.  
8 They have the authority  
9 within the municipality.

10 The second will be a  
11 planning board. Here again,  
12 it's that they could create  
13 planning boards. They are  
14 often given roles of  
15 subdivision review and site  
16 plan review.

17 The planning board often  
18 times is charged with the  
19 role of administering or  
20 developing a comprehensive  
21 plan, but it must ultimately  
22 be adopted by the  
23 legislative bodies.

24 The next slide indicates  
25 the role of localities.

46

1  
2 Reviewing site plans. Site  
3 plans are more detailed  
4 plans. Take example a  
5 property zoned for

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6                   commercial use. It's  
7                   already a subdivided lot.  
8                   Somebody wants to come in  
9                   and build a Home Depot.  
10                  They can't get a permit, and  
11                  to do that they have to make  
12                  sure that there is adequate  
13                  parking, drainage, public  
14                  comments, in terms of issues  
15                  that may come up, and the  
16                  site plan review process is  
17                  a way of providing both the  
18                  local review development  
19                  before it happens. It's a  
20                  process to solicit other  
21                  agents, such as a county  
22                  road approval and so forth.  
23                  The last item is just a  
24                  summary. Here again, a plan  
25                  is vested with localities,

47

1  
2                   as well as the county. In  
3                   this case, an official map.  
4                   It's not used often, and in  
5                   some ways an archaic method.  
6                   Localities and county map  
7                   roads, existing and future  
8                   records to protect land so

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9                   you don't have subdivisions  
10                   and shopping centers where  
11                   you are planning to have a  
12                   road through. It's a very  
13                   strong power. They could  
14                   deny the issuance of a  
15                   building permit.  
16                   Here again, most cases  
17                   are the restrictions.  
18                   Subdivisions and so forth  
19                   have superceded the need for  
20                   a map, but it is a tool that  
21                   can be used by the county  
22                   planning authorities.  
23                   County planning  
24                   authority here again, and as  
25                   expressed in General

48

1  
2                   Municipal Law, and you can  
3                   see many of the things;  
4                   comprehensive planning,  
5                   county-wide studies, local  
6                   studies. Counties can go  
7                   into a community and do  
8                   study for that community,  
9                   technical assistance and so  
10                   forth. And a key function  
11                   counties don't have, zoning

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12                   authori ty. They do have the  
13                   authori ty and mandatory  
14                   authori ty to review planning  
15                   and zoning actions wi thi n  
16                   certain parameters, the type  
17                   of actions that can be  
18                   referred.

19                   I do have a handout of  
20                   thi s presentation for you to  
21                   share, as well .

22                   So, a muni ci pal i ty, a  
23                   town government that's  
24                   proposi ng an adopti on of a  
25                   comprehensi ve plan, before

49

1  
2                   you refer that to the  
3                   planni ng agency for review,  
4                   we will go through all the  
5                   detail s of that.

6                   Since time is l imi ted  
7                   today, looki ng at the  
8                   i nteraction of county  
9                   government and local  
10                  government. Thi s i s a case  
11                  where there i s mandatory  
12                  referral for the purpose of  
13                  revi ew.

14                  MR. LAROCCA: Excuse me,

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15 Tom. Just take a minute.  
16 Referral for review. You  
17 will talk about what review  
18 means and what it doesn't  
19 mean?  
20 MR. ISLES: I will give  
21 you a very condensed  
22 version, but if you have any  
23 questions.  
24 We'll go to the next.  
25 There might be distinctions,

50

1  
2 differences in Nassau, which  
3 I will pass over.  
4 For this point here,  
5 again, these are just some  
6 of the criteria. It's not  
7 necessary, I don't think, in  
8 this forum to get into the  
9 details of that. A lot is  
10 in General Municipal Law,  
11 and in the case of Suffolk  
12 County, General Municipal  
13 Law actually spells out what  
14 the purposes of a county  
15 planning agency review are.  
16 It is not there for the  
17 purpose of second guessing

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18 towns and villages and  
19 cities. It's there to bring  
20 in that larger picture,  
21 county-wide pictures, to  
22 bring in neighboring  
23 municipalities. Obviously,  
24 there is benefits to that,  
25 in terms of better

51

1  
2 coordination decisions.  
3 The county planning  
4 agency here, again, refers  
5 its recommendation back to  
6 localities with action,  
7 whether approval,  
8 modification of approval or  
9 disapproval, or makes a  
10 determination. Basically,  
11 the commissioner said there  
12 is no county impact. It's a  
13 local issue.

14 If they receive a  
15 recommendation from the  
16 county and wants to go  
17 adverse, they need a super  
18 majority. A local town  
19 board, village board must  
20 have one plus the simple

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21                   majority; and here again,  
22                   the locality, in making  
23                   their decision, whether they  
24                   concur with the county  
25                   planning commissioner or

52

1  
2                   disagree, they must report  
3                   that back to the county.  
4                   They notify the adjacent  
5                   municipalities.  
6                   Jim -- if you want to  
7                   just pause there -- in terms  
8                   of getting back to your  
9                   question, though, the county  
10                  planning agency then has the  
11                  jurisdiction of looking at  
12                  those community-wide  
13                  impacts, reviewing those,  
14                  and then brings those back  
15                  to the local agencies. So,  
16                  there is a sifting out  
17                  that's made, in terms of, is  
18                  this an impact?

19                  There is a review of  
20                  everything that comes back  
21                  from both Patty and Suffolk.  
22                  We receive about 2,500  
23                  applications a year, and the

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24 vast majority are local  
25 determinations, but the

53

1  
2 commission, certainly in the  
3 case of our commission, does  
4 have guidelines, in terms of  
5 what should be a county-wide  
6 matter and what should be a  
7 local matter.

8 MR. LAROCCA: Can you  
9 give an example of where the  
10 county planning agency  
11 recommended against  
12 something that came to it,  
13 the referral was made back,  
14 and the consequences?

15 MR. ISLES: Is anybody  
16 here from Riverhead?

17 (No response.)

18 MR. ISLES: I will give  
19 an example from Riverhead.  
20 We had a referral from the  
21 Town of Riverhead for a  
22 proposed large store, Lowes  
23 Home Center. Commission  
24 reviewed it. Commission  
25 felt that it was an



54

1  
2 inter-municipality issue of  
3 county-wide concern, and  
4 commission said disapprove  
5 County Road 53.

6 Town of Riverhead got  
7 the application, and  
8 actually they approved the  
9 application. They overrode  
10 the commission, but they had  
11 a simple majority, not a  
12 super majority. It was a  
13 case whereby the  
14 commissioner decision is  
15 held, even though Riverhead  
16 supported. Litigation  
17 ensued, but the decision was  
18 upheld.

19 There were other cases  
20 where it's been overridden  
21 on. It's the prerogative of  
22 the local government. They  
23 see the county issues,  
24 inter-municipality issues.  
25 It may be, when the local

55

1

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2 government is balancing  
3 local issues they have the  
4 right to or prerogative to  
5 override the issue. They  
6 must state reasons for  
7 overriding the commission.

8 MR. LAROCCA: Would it  
9 be fair to say that the most  
10 significant power that the  
11 county commission has in  
12 this process is heavying up  
13 the burden on local  
14 government when there is a  
15 referral back?

16 MR. ISLES: I think that  
17 is a benefit, but I also  
18 heard from town planning  
19 directors that said we want  
20 to hear that big picture  
21 that maybe we are not going  
22 to see. We are involved in  
23 neighborhood disputes.  
24 Sometimes when we bring  
25 issues to them that perhaps

56

1  
2 they are not -- perhaps  
3 don't have enough staff or  
4 resources to look at, we

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5 certainly like to buttress  
6 good local planning.

7 Having spent 20 years in  
8 the town government, I have  
9 been on the receiving end of  
10 county referrals, and we  
11 want to make it meaningful  
12 for municipalities.

13 MR. LAROCCA: In terms  
14 of formal authority, when  
15 that referral comes back it  
16 actually changes the  
17 approval retirements  
18 ultimately in the town? It  
19 makes them more substantial?

20 MR. ISLES: Right, and I  
21 have to say, too, we are  
22 seeing more split decisions  
23 at local level than in the  
24 past. There is a more  
25 mixture on Board, and it

57

1  
2 just seems that the county  
3 planning commission seems to  
4 be weighing a little more  
5 heavily, in terms of there  
6 is not unanimous decisions  
7 in any way. That varies.

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8 I just have two more  
9 slides on regional authority  
10 on a more specific -- on  
11 Nassau and their efforts.  
12 We worked on this regional  
13 jurisdiction. This is  
14 outlined in General  
15 Municipal Law straight from  
16 the code. What is the role  
17 of a regional plan? Help  
18 establish languages between  
19 communities, as well as  
20 state, federal agencies. It  
21 becomes the glue between the  
22 upper agencies, as well as  
23 the local agencies and  
24 county agency and so forth.  
25 But secondly, consult

58

1  
2 and cooperate with state  
3 municipalities and public  
4 and private agencies,  
5 matters affecting the  
6 region, including  
7 enhancement, quality of  
8 life, growth and development  
9 of the region, and then to  
10 accomplish that. The

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11 General Municipal Law  
12 specifically gives regional  
13 planning agencies the  
14 ability to study surveys,  
15 research to develop  
16 information to localities  
17 and so forth, and create a  
18 regional comprehensive plan,  
19 overall regional planning  
20 and local planning  
21 structure.

22 Here again, Nassau has  
23 specific differences, and I  
24 would like to turn it over  
25 to Patty then.

59

1  
2 MR. TONNA: Patty,  
3 before you do, the regional  
4 planning boards have no de  
5 facto power?

6 MR. ISLES: They have no  
7 regulatory powers.

8 MR. TONNA: Only in the  
9 ability to convince other  
10 people that this is what it  
11 is.

12 MR. ISLES: Right. We  
13 do have the presentation we  
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14 could hand out that Patty  
15 and I prepared. Also, a  
16 municipal planning  
17 perimeter. It's a little  
18 dated, but it gives a nice  
19 overview for you on planning  
20 structure and the roles of  
21 the different bodies of  
22 government. So, I will make  
23 that available to you today,  
24 as well.

25 MR. LAROCCA: Thank you

60

1  
2 very much, Tom.  
3 Patty.  
4 MS. BOURNE: Tom put  
5 most of it together. He did  
6 an excellent job.  
7 Given how much is on  
8 your agenda today, Tom and I  
9 really coordinated  
10 carefully, because there is  
11 a lot for you to consider.  
12 What Dan is handing out with  
13 Jacky's help are five  
14 handouts.

15 So we don't take up much  
16 of your time, the first is a  
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17 one-page presentation  
18 overview. The other four  
19 handouts are our charter  
20 requirements under the  
21 county charter subdivision  
22 handout, because under State  
23 Law, we do differ from most  
24 other counties. New York  
25 State handout on

61

1  
2 transportation, because our  
3 department, which is  
4 different than Suffolk, has  
5 requirements, and is in  
6 charge of transportation  
7 planning for Nassau County,  
8 and there is a handout on  
9 Tom Suozzi's division. You  
10 might wonder why I included  
11 that.

12 MR. TONNA: Just the  
13 photograph.

14 MS. BOURNE: The reason  
15 is, and I will just give you  
16 a very quick example,  
17 because I think the theme of  
18 what I am thinking about and  
19 what this means is change.

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20 Many of us around the  
21 table and the room know each  
22 other. In an example of  
23 what Tom talked about, we  
24 couldn't in Nassau County,  
25 and I think it was the same

62

1  
2 in Suffolk, that we couldn't  
3 conduct business if we  
4 didn't know the towns and  
5 the many of the non-profits  
6 represented here. That is  
7 important.

8 A friend of mine lives  
9 on the north shore of Long  
10 Island, and she has a son in  
11 second grade, and he had a  
12 class project on local  
13 government, and they were  
14 asking the children what  
15 they knew about Nassau  
16 County. One young boy got  
17 up and said we have to  
18 develop the hub, the tax  
19 income. And he said what  
20 else do you know. That's  
21 all I know. Obviously, that  
22 point got through to him,



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23 which Tom Suozzi would love  
24 to hear.

25 Four or five years ago

63

1  
2 when Tom started no one  
3 would think about that.  
4 Nassau had changed  
5 dramatically. We had to  
6 catch up to the ability of  
7 Suffolk, in terms of our  
8 direction from the County  
9 Executive, and we have many  
10 things that we are working  
11 on now.

12 So, the fact that we  
13 have been able to work so  
14 closely with Suffolk and the  
15 towns and villages and the  
16 group that is here to  
17 support Long Island Regional  
18 Planning Board regarding  
19 subdivision -- I think in  
20 fact we are the only county  
21 in New York State that has  
22 subdivision powers.

23 What it means is that  
24 where in every other county  
25 an application comes before

64

1  
2 a town and the town would --  
3 there is a zoning issue.  
4 They would take care of the  
5 zoning issues and then the  
6 subdivision issue. In  
7 Nassau County, the zoning  
8 issues are done, and I can't  
9 stress enough, that the  
10 zoning is done on the town,  
11 city and village level, but  
12 the subdivision, dividing of  
13 the land, whether two lots  
14 into 70-unit major  
15 subdivision, it comes to the  
16 county.  
17 So, the applicant, their  
18 attorney, their consultant,  
19 civic groups, residents and  
20 the town government and  
21 anyone else interested are  
22 really divided, and I'm not  
23 advocating one way or the  
24 other, and there is a long  
25 history back to the 30s why

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1  
2                   it happens, but it shows the  
3                   complexities, and we try to  
4                   work with that issue. We  
5                   look to the future to try to  
6                   do a better job of  
7                   subdivisions, because of the  
8                   continuity, to make sure  
9                   everyone is part of the  
10                  process.  
11                  In Nassau County, one of  
12                  the requirements that we  
13                  have under our county  
14                  charter is the master plan.  
15                  The master plan was  
16                  developed and submitted in  
17                  1998, and every five years  
18                  we have been doing updates  
19                  on SEQRA. I assume Suffolk  
20                  is, and Tom could comment on  
21                  that, but we are the lead  
22                  agency for Nassau County for  
23                  SEQRA reviews on behalf of  
24                  the county legislature. But  
25                  SEQRA is very important,

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1  
2                   also, for many projects,

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3 because since zoning is  
4 naturally done first, before  
5 something comes to  
6 subdivision, and a lot of  
7 times large projects, there  
8 are SEQRA issues, because  
9 something tips off a review.  
10 We coordinate, again, with  
11 the lead agency, which  
12 typically is the town.  
13 There is another area  
14 for coordination, as I  
15 mentioned, in  
16 transportation, and there is  
17 a handout in your package  
18 there. I just want to  
19 mention a few things,  
20 because I think in Nassau  
21 County we look at land use  
22 and transportation being  
23 tied together closely. The  
24 organization NBO, New York  
25 Metropolitan Transportation

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1  
2 Act, and they are the group  
3 that is a conduit for all  
4 the federal transportation  
5 funds for highways and

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6 public transportation. They  
7 also all provide us with  
8 planning money. And the  
9 principals, which includes  
10 County Executive Levy and  
11 Suozzi, along with their  
12 other county executives and  
13 the New York City Leadership  
14 and the MTA and Port  
15 Authority Leadership, have  
16 been meeting for two years  
17 to work together to look at  
18 regional growth areas.

19 One of the things we  
20 heard from Nimtec and the  
21 RPA is that that region is  
22 growing. We expect an  
23 influx of new people over a  
24 period of time, and New York  
25 City is planning for that

68

1  
2 now, looking at growth areas  
3 and looking in the future,  
4 and I think we in Long  
5 Island need to work together  
6 looking at potential growth  
7 and how we can work together  
8 to deal with the potential

LI RPB Verbatim Minutes June 20-2006.txt  
growth.

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Last year in  
transportation I must  
mention two. One is Long  
Island Bus, because we  
oversight and have the MTA  
running the system for us,  
which serves Nassau County,  
small portions of Western  
Suffolk and portions of  
Queens, as well as the hub  
project, which has been over  
the largest probably  
planning project in  
transportation. We have  
done a long, long time and  
will be doing.

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It's looking at  
providing a transportation  
means to support development  
for the future of Nassau  
County, and to reduce  
congestion and improve air  
quality, open space. We  
look to Suffolk as a leader  
in open space, but we do  
have our own \$50 million

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bond act.

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We are working hard to  
preserve some of the  
remaining open space, as  
well as some of the other  
improvements.

As I said, I have the  
handouts. I just didn't  
want to take up any more of  
our time, and we are here to  
answer questions, and  
certainly would like to go  
into more specifics in the  
future.

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Thank you.

MR. TONNA: The  
subdivision. So, whereas in  
Suffolk County subdivisions  
are done on the town levels,  
so they file their plan,  
whatever else in the towns,  
and then they go to the  
county and get subdivision  
approval?

MS. BOURNE: Nassau  
County -- I missed a point.  
On the village and city

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15 level, subdivisions are  
16 taken care of, as in every  
17 other county, by the village  
18 or city. It's only for  
19 unincorporated portions of  
20 the towns. Incorporated  
21 portions of the towns would  
22 be within a village.  
23 Unincorporated areas do  
24 encompass subdivision  
25 control to the County.

71

1  
2 MR. LAROCCA: By  
3 contrast to Suffolk?  
4 MS. BOURNE: Right.  
5 MR. LAROCCA: Suffolk  
6 does not draw a distinction  
7 between unincorporated  
8 divisions of the counties.  
9 MR. ISLES: In Suffolk  
10 County, referral to the  
11 county planning commission,  
12 within certain  
13 jurisdictions, Suffolk has  
14 town boundaries and so  
15 forth. In the case of  
16 Nassau, they have the  
17 ability to approve



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18 subdi vi si on maps outsi de of  
19 i ncorporated towns and  
20 ci ti es. We do not have that  
21 power here. Most of the  
22 counti es i n the State  
23 doesn' t have that power.  
24 MR. LAW: Devel opment of  
25 -- the appli cants submi t all

72

1  
2 the appli cations to the  
3 towns and vi llages and they  
4 make the referral to our  
5 di vi si on. We have 45 days  
6 to turn i t around. In  
7 Nassau, they apply di rectly  
8 to the County, and that' s  
9 the di fference.  
10 MS. BOURNE: Our  
11 pl anni ng di vi si on -- we have  
12 a ni ne-member pl anni ng  
13 commi ssi on who are appoi nted  
14 by the County Executive for  
15 approval by the legi slature.  
16 Under the charter -- have  
17 responsi bi li ty for these  
18 areas that I men ti oned, and  
19 they meet bi weekl y, because  
20 we have such an extensi ve

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21 calendar, because of all the  
22 subdivisions --  
23 MR. LAROCCA: Could you,  
24 for the respective county  
25 provisions, provide this

73

1  
2 Board with the list of the  
3 current membership  
4 commissions?  
5 In your experience, just  
6 the last couple of years,  
7 what would you describe as  
8 most significant interface  
9 or interaction of  
10 consequence in your roles  
11 with this County Planning  
12 Regional Planning Board?  
13 What has been the most  
14 important part of the  
15 relationship in this period  
16 of time.

17 MR. ISLES: From my  
18 standpoint, the most  
19 important part of the  
20 relationship has fostered  
21 the two planning departments  
22 to work together. So, I  
23 think it has helped to have

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24 an umbrella, because we have  
25 had a lot for opportunity to

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1  
2 interact and share  
3 information.  
4 MR. CAMERON: What about  
5 your interaction with the  
6 Regional Planning Board, or  
7 has it been more bi-county?  
8 MR. ISLES: Certainly.  
9 We worked with the Regional  
10 Planning Board and attended  
11 the meetings of the Regional  
12 Planning Board. We have  
13 sought to stay involved with  
14 the Regional Planning Board  
15 and provide input on their  
16 planning efforts. So, we  
17 have attempted to do that,  
18 and, you know, I guess when  
19 I talked earlier about  
20 making it as meaningful and  
21 worthwhile as possible, I  
22 know the strains on the  
23 budget and so forth. I know  
24 they were working on plans  
25 with Seth, and those

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1  
2 certainly are worthwhile;  
3 and going forward, hoping we  
4 could accomplish those  
5 optimally with what the  
6 county executives have  
7 directed; certain priorities  
8 and efforts. And I think a  
9 closer involvement with  
10 departments, pleased to say  
11 that we do now have the  
12 department director that we  
13 met to work with Nassau and  
14 this Regional Board, we have  
15 to get to the big picture  
16 stuff, as well, and --

17 MR. TONNA: That was a  
18 very, very good political  
19 answer. I thought you did  
20 very well there. That was  
21 the Curly shuffle. Pretty  
22 well done.

23 MR. CAMERON: I think,  
24 from the Board's  
25 perspective, I think stating

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2                   that to the extent that the  
3                   County planning agencies  
4                   worked closely or not worked  
5                   closely with the Regional  
6                   Planning agency, going  
7                   forward not only the county  
8                   planning entities, but the  
9                   towns and villages. I think  
10                  in my perspective, I think  
11                  we discussed this on the  
12                  Board, that we are all one  
13                  island and region, and no  
14                  one entity can effectuate  
15                  change in a positive way,  
16                  including not only the  
17                  municipality, but the other  
18                  stake holders.

19                  I think it's important  
20                  to pull together on this  
21                  effort, and we do appreciate  
22                  the representatives from the  
23                  towns and villages and  
24                  cities today, and you will  
25                  see that we all really want

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1  
2                   to work together.

3                   MR. LAROCCA: Let's now  
4                   compare your answer to

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5 Tom's.

6 MS. BOURNE: I let Tom  
7 go first, and I knew he'd  
8 give an excellent answer.

9 As Tom said, and as we  
10 have heard about the history  
11 of Long Island Regional  
12 Planning Board, it wasn't  
13 active for a number of  
14 reasons.

15 When I took on this  
16 position to attend the  
17 meetings there was  
18 discussion of the third  
19 regional plan and its  
20 different elements, and I  
21 think that the discussions  
22 around the table by the  
23 principals, by the Board  
24 members, and the  
25 presentations on the issues

78

1  
2 were very valuable as a  
3 beginning -- I would leave  
4 it saying it was a beginning  
5 step starting with the  
6 issues and the opportunity  
7 of this Board to select the

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8 issues that it's going to  
9 deal with, and set up an  
10 outline of what needs to be  
11 done.  
12 What I also felt was  
13 worthwhile, I should have  
14 mentioned before, the  
15 business plan, because the  
16 decisions have to be made of  
17 what the priorities are.  
18 That's one of our  
19 challenges. You can't do  
20 everything at one time.  
21 What do you start with?  
22 What is the most important  
23 thing to work on? And I  
24 think the business plan will  
25 help work with that.

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1  
2 MR. LAROCCA: I can  
3 think of two issues I am  
4 aware of. Static, if you  
5 will. One is in the draft  
6 of the housing document for  
7 the third plan, where there  
8 seems to be a substantive  
9 agreement between the policy  
10 in the county and the policy

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11 in the draft. I think  
12 earlier I saw some exchanges  
13 that said some of the same  
14 things about some of the  
15 energy elements where there  
16 was some discomfort in some  
17 quarters.

18 One of the things that  
19 occurs to me, and the answer  
20 to the question I am asking  
21 you is that, in its policy  
22 work, the Board can  
23 articulate policy in a way  
24 that is either harmonious or  
25 not. And that doesn't mean

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1  
2 everything that the Board  
3 might articulate has to make  
4 everybody comfortable. On  
5 the other hand, it seems to  
6 me where there are important  
7 policy disagreements being  
8 stressed regionally, and in  
9 the two parent counties,  
10 that's something to be dealt  
11 with.

12 MR. TONNA: Can I just  
13 ask maybe a question to both



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14 of you? What would you want  
15 from us? How can we help  
16 you, as counties, and you  
17 working together? What  
18 could -- if you had a vision  
19 of a possible, you know,  
20 taking the past, where the  
21 past was moving forward,  
22 what role do you see the  
23 Long Island Regional  
24 Planning Board in being able  
25 to help assist you, as

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1  
2 counties, and you,  
3 regionally, working  
4 together? What can we do to  
5 help?

6 MR. LAROCCA: Can I  
7 broaden the question?

8 Are there any powers we  
9 don't have that you would  
10 like us to have?

11 MS. BOURNE: Tom and I  
12 have known each other,  
13 worked with each other,  
14 25 years, and the value, as  
15 he mentioned before, in  
16 planning, of being able to

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17                   honestly talk to each other,  
18                   is extremely valuable. The  
19                   reason this Board is  
20                   different, first of all,  
21                   there is no directory yet,  
22                   but even without, because we  
23                   are all sitting around the  
24                   table discussing issues, I  
25                   think the most important

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2                   thing is that we are clear  
3                   about the future and the  
4                   priorities that this Board  
5                   decides on and we work  
6                   together.  
7                   The other thing that I  
8                   see, as I mentioned before,  
9                   there are limited resources  
10                  and things to do, and the  
11                  challenge for Long Island is  
12                  that the resources in Nassau  
13                  and Suffolk, as combined  
14                  with the Long Island  
15                  Regional Planning Board, are  
16                  coordinated so that we  
17                  respectfully decide what  
18                  everyone is going to do so  
19                  we don't duplicate each

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20 other.  
21 There might be a  
22 regional approach that the  
23 Board is taking on housing,  
24 transportation or energy,  
25 and there may be things we

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1  
2 are doing on the local  
3 level. So that it all feeds  
4 in together, so we are  
5 maximizing our resources,  
6 because I think that there  
7 is too much facing us, and  
8 with the resources that we  
9 have, that we have to use  
10 those as effectively as  
11 possible.

12 MR. LAROCCA: Thank you.

13 Let me invite the town  
14 and village officials to  
15 jump in now either with  
16 questions or extensions of  
17 anything you have heard.

18 Is there anybody who  
19 would like to be heard?

20 MR. MURPHY: I would be  
21 happy to speak.

22 Knowing my relationship  
Page 75

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23 with Tom, who is my boss for  
24 many years, I think  
25 certainly, in terms of the

84

1  
2 local zoning, that is a  
3 fundamental issue, and I  
4 think the town's  
5 perspective, what we try to  
6 do is recognize that  
7 historically there has been  
8 a fundamental mismatch, in  
9 terms of zoning.  
10 Twenty years ago we were  
11 faced with a situation that  
12 there was much too much  
13 zoning for single family  
14 housing and shopping  
15 centers, not enough  
16 diversified housing and not  
17 enough industrial base, and  
18 the zoning issue is key. We  
19 literally will go down, have  
20 lunch talking about one  
21 application and saying how  
22 should this work, and we  
23 don't always agree.

24 I think the perspective  
25 we get from the County is

1  
2 the issue that we deal with  
3 sometimes on the town with  
4 the community. You are  
5 worried about one site  
6 there, but there is a bigger  
7 picture, and that's the  
8 issue we are dealing with  
9 here. And we talk in Islip,  
10 six acres of vacant land.  
11 It is important to know  
12 regionally there is a lot  
13 more.

14 The most fundamental  
15 issue is correcting that  
16 zoning mismatch to a number  
17 of very positive situations  
18 that you can take away the  
19 retail development and there  
20 is a market to put housing.  
21 You are now in court sued  
22 rather infrequently.

23 You could provide the  
24 diversified housing and  
25 affordable housing, because

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2                   you mitigate it. Some of  
3                   the pressures the towns are  
4                   facing now is tremendous  
5                   pressure on the case of  
6                   everyone wants to build  
7                   diversified housing.  
8                   Everything we find is  
9                   helpful. Because there is a  
10                  very attractive shopping  
11                  center on the east side of  
12                  Islip, the town would like  
13                  to -- this is 120 acres of  
14                  prime sewer land. We have  
15                  less than 2 percent left for  
16                  industry. It is important  
17                  that we keep that. When we  
18                  go with the Health  
19                  Department and sewer agency  
20                  to try diversified agencies  
21                  in downtown. With Tom, we  
22                  work very, very closely with  
23                  that, and when we tell  
24                  people we are going 30 units  
25                  in an acre in downtown Bay

87

1  
2                   Shore there is that sense of

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3 support. When the person  
4 says why didn't I get 30  
5 acres here, it's a different  
6 situation based on a plan.  
7 What I found is; one,  
8 the broader perspective; and  
9 two, a certain kind of bond.  
10 More than once we talked  
11 about plans coming up. It's  
12 almost like watch your back  
13 situation. What is the  
14 consequence of the town  
15 making this decision?  
16 I think, as in most  
17 towns, we are largely built  
18 out. Less than  
19 eight percent of vacant  
20 land. Certainly, when we  
21 look at the kind of work we  
22 try to do in blighted areas,  
23 development, worrying is  
24 there.  
25 You were talking about

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1  
2 investment opportunities are  
3 there. If you are blessed  
4 with Central Islip where you  
5 have a vacant mental

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6 hospital with sewers, you  
7 can go progressively and  
8 have things you wouldn't  
9 elsewhere. When it has the  
10 overall guidance of the  
11 planning department we can  
12 give -- our town Board  
13 members, every time we have  
14 a zoning meeting, that say  
15 what does the county think  
16 about this?

17 That's one of the  
18 questions you should  
19 certainly know, that in the  
20 trenches, the counsel goes  
21 right down. I think that's  
22 the most important.

23 The other thing I would  
24 be neglect to mention are  
25 the reports. When someone

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1  
2 wants to come in and make  
3 more strip commercial, not  
4 only do we have enough, and  
5 we site those kinds of  
6 studies at planning meetings  
7 and in court, and that's  
8 another aspect that's



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9                               extremely valuable. Those  
10                              are the high points.  
11                              MR. LAROCCA: You could  
12                              use that work defensively?  
13                              MR. MURPHY: Absolutely.  
14                              MR. LAROCCA: Yes, sir,  
15                              Mr. Mayor.  
16                              MR. TROIANO:  
17                              Joe Troiano, Village of  
18                              Stewart Manor. I am honored  
19                              that our organization, the  
20                              Nassau County Village  
21                              Association, has been asked  
22                              to represent the 64 villages  
23                              of Nassau County.  
24                              Warren Tackenberg is joining  
25                              me today, and I am pleased

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1  
2                              to see that independently,  
3                              as we are thinking, a lot of  
4                              the ideas that I am hearing  
5                              are certainly reflected in  
6                              this statement from the  
7                              Nassau County Village  
8                              Organization. While we are  
9                              disappointed that we will  
10                             not have a voting role, we  
11                             are participating in the

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Longer term planning.

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Our village officials  
believe that Long Island has  
reached critical stages.  
Our raging infrastructure is  
just one of the challenges  
that must be met and solved  
with a thoughtful and  
carefully designed strategy.

Nassau and Suffolk  
County, Nassau with its 64  
incorporated villages, 2  
cities and 3 townships,  
along with our counterpart

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in Suffolk with an  
additional 32, is a  
component in this process.  
Only with the understanding  
that the local officials  
have with the needs of their  
communities and maintaining  
the highest quality of life,  
this process is going to  
emphasize many villages.

At present there are  
four villages in Nassau that  
are larger than 46 cities in

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15 New York State, and no two  
16 of our villages have  
17 identical demographic  
18 profiles. Fewer than Nassau  
19 County villages have tracks  
20 of vacant land for  
21 development. As our local  
22 leaders suffer, as the  
23 development of the Nassau  
24 hub, we must identify with  
25 the private sector, present

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1  
2 day housing needs, in the  
3 same fashion that was done a  
4 generation ago, and meeting  
5 the needs of those new  
6 potential homeowners  
7 returning from World War II.  
8 What I saw the 21st  
9 Century Levittown. Areas,  
10 such as the housing density  
11 and mass transit  
12 infrastructure, commerce,  
13 hotel, work place,  
14 educational and cultural  
15 institutions, the seed of  
16 government health care  
17 facilities and our own

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village.

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Downtowns and village  
districts will all have to  
be addressed. The private  
sector must also have a role  
and required to have an  
obligation to provide a  
wider variety of functions,

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and they need to exist in  
the changing housing market.  
It has to step up and become  
more creative in helping new  
homeowners.

These acquisitions are  
-- also, the private sector  
will have to have a  
commitment to invest in  
this. The changing  
landscape of Long Island  
must change for a better,  
and plus, future legislature  
mandating on a piece meal  
basis is not a solution of  
the young upward  
professionals from Long  
Island moving to other  
regions of the country,

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21 which in turn is having a  
22 severe impact on the  
23 economy. The critically  
24 designated area of Long  
25 Island will be the key to

94

1  
2 defining our new suburbia.  
3 I thank you, and we're  
4 looking forward to this  
5 process.  
6 MR. LAROCCA: Not for  
7 this discussion at this  
8 time, but I am struck by  
9 both your comments, that  
10 when I look at how new  
11 patterns of housing have  
12 evolved, certainly in  
13 New York City, but in some  
14 of the upstate cities, there  
15 is always an important nexus  
16 between older industry space  
17 and the new generations of  
18 housing. And if the mega  
19 trends are taking the  
20 industrial activity away,  
21 the opportunity that it  
22 created when it started  
23 years ago of people moving

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into abandoned industrial

24

25

lofts in downtown New York

95

1

2

City, that became not just

3

housing, but eventually some

4

of the priciest housing in

5

the City, and I do believe

6

we have counterparts in the

7

Island.

8

MR. MURPHY: Great Neck

9

is a great example. To

10

explain the other part of my

11

background, I clearly am not

12

a mayor by profession. I am

13

in the mortgage business. I

14

came out of Chemical Bank.

15

I have my own mortgage

16

company for many years.

17

Changing housing needs

18

are just that. It's a

19

matter of density will be a

20

way to do that, just as

21

density was right after

22

WWII. Levittown was

23

considered density then, but

24

is clearly the new

25

definition today, and young

1  
2 first-time home buyers are  
3 really looking for a  
4 different type of entry  
5 housing, and someone says  
6 those condos and co-ops of  
7 \$350,000, \$400,000; and  
8 guess what, some of that is  
9 affordable. So, that is in  
10 many cases entry level, and  
11 when built with that  
12 infrastructure, such as  
13 places as Great Neck, that's  
14 going to be a key to this  
15 and these larger tracks, and  
16 looking at some of it I  
17 think will be a key to this.

18 MR. CAMERON:

19 Unfortunately, Nassau  
20 County, Great Neck seems to  
21 be a real exception. Most  
22 of the incorporated areas  
23 are built out, and also a  
24 great resistance to density,  
25 to development in the

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2                   downtowns, to apartments  
3                   over stores, condos over  
4                   stores, whatever you want to  
5                   consider it; but in Nassau  
6                   we are fairly built out.  
7                   Tom Maher is here, and I  
8                   know the environmental bond  
9                   act for preservation of open  
10                  space, and I think the  
11                  challenge is really the  
12                  recycling of existing space,  
13                  and the challenge we have is  
14                  Nimbiism (phonetic spelling)  
15                  is running rampant, but the  
16                  only areas we are seeing  
17                  this potential for, the  
18                  exception to density, if you  
19                  will, in the areas that are  
20                  not as affluent. In the  
21                  more affluent areas, it's a  
22                  battle and everybody can  
23                  talk about. We all agree  
24                  with the need for housing,  
25                  but everybody talks on a

98

1  
2                   grand scale.  
3                   Once you talk about a  
4                   specific project in a



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5                   speci fi c area, you are dead.  
6                   Everybody i nvolved knows you  
7                   are dead, and we have to  
8                   find a chal lenge. Where I  
9                   think together the villages,  
10                  the towns, the ci ties and  
11                  the regional pl anni ng  
12                  authori ty have to try to  
13                  fi nd a way we coul d  
14                  accompl ish thi s, because  
15                  i t's j ust not happeni ng.

16                 MR. MURPHY: I t's been  
17                  happeni ng i n smal l  
18                  i ncrements.

19                 MR. CAMERON: We are  
20                  dyi ng one project at a time.

21                 MR. MURPHY: Clea rly the  
22                  old Garden Ci ty Hotel got  
23                  converted over. They  
24                  converted over some of the  
25                  exi sti ng apartments to

99

1  
2                   co-ops. Fl oral Park has had  
3                   some conversi on. Westbury  
4                   i s rea lly an exampl e.

5                   MR. CAMERON: There are  
6                   two projects; one on Mabl e,  
7                   one on Post Avenue, none of

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8                   whi ch i ncl uded  
9                   affordabi l i ty, and I 'm not  
10                  cri ti ci zi ng Westbury.  
11                  Unfortunately, when you  
12                  talk about getting any  
13                  densi ty, we are an ownershi p  
14                  communi ty, they don' t want  
15                  to hear about rental s. And  
16                  you talk about  
17                  affordabi l i ty, and everybody  
18                  is talking about whoever  
19                  those people are; and as a  
20                  resul t, you can' t get  
21                  anything done on the Isl and.  
22                  There is no affordable  
23                  housing. Where are the  
24                  workers going to live.  
25                  I have an engi neeri ng

100

1  
2                   company, and i t' s tough for  
3                   the engi neers who are wel l  
4                   pai d. We have to talk about  
5                   the probl em i s here and i t' s  
6                   here now. And unles s we  
7                   make changes to make any  
8                   real si gni fi cant changes, we  
9                   are going to have some maj or  
10                  probl ems on Long Isl and.

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11 MS. SANDERS: Part of  
12 it, I think, carries over  
13 with presentation, and I  
14 just heard a quote that the  
15 new Nassau hub is being  
16 titled as the 21st Century  
17 Levi t Plan, and I take that  
18 offensive, very personally,  
19 because when my family moved  
20 from New York City we were  
21 excluded from Levi ttown, and  
22 I think that's not some of  
23 the impression that we want  
24 to carry over to the 21st  
25 Century, excluding some

101

1  
2 income levels.  
3 We are not looking at  
4 our biggest asset on Long  
5 Island, human capital. Who  
6 buses the table? Who is  
7 mopping the floor at the  
8 mall? I have teachers  
9 working two jobs. Cops  
10 can't afford a house on Long  
11 Island. This is ridiculous,  
12 and it's public safety.  
13 These affect the quality,

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14 very basic quality, of life  
15 issues.

16 We all live our life and  
17 want to go home. No one  
18 wants to be assaulted in  
19 their yard. Everyone wants  
20 a clean street. These are  
21 issues, and I'm glad that  
22 this issue is now on the  
23 table.

24 We have to plan for the  
25 diversification of Long

102

1  
2 Island; as far as race,  
3 income levels; and if that's  
4 not on the table with all  
5 this planning going into the  
6 21st Century -- and it's  
7 been a major flaw. We never  
8 planned for the human  
9 capita. We put in great  
10 buildings and roadways, and  
11 we sit back and say who is  
12 going to man this stuff?

13 We have certain  
14 townships, they go out of  
15 the country to recruit  
16 workers, because our kids

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17 are so bushy now, they don't  
18 want to work the golf  
19 course, bus the tables. If  
20 it's not something that's  
21 clean, they don't want to do  
22 it. These kids would rather  
23 move off Long Island than to  
24 work their way up the jobs.  
25 We have to cultivate the

103

1  
2 human capital. We will end  
3 up with nice stuff and no  
4 one to manage it.  
5 MR. MURPHY: I agree  
6 with you 100 percent. I  
7 seen the old deeds going  
8 back to the 30s and 40s and  
9 50s, and it's offensive, and  
10 Levittown wasn't the only  
11 community that had those.  
12 There were many that those  
13 clauses were written into,  
14 and it's terrible. We have  
15 to create some density so  
16 this can be affordable for  
17 all sectors. I agree with  
18 you.

19 MR. LAROCCA: Let me, if  
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20 I may, two comments here,  
21 and then we have to move on.  
22 This needs to be continued,  
23 clearly.  
24 MR. KOORIS:  
25 David Kooris, Regional

104

1  
2 Planning Association for the  
3 Board. If you are not  
4 familiar, we are a  
5 non-profit planning agency.  
6 We cover 31 counties, the  
7 entire tri-state area,  
8 established in the 1920s. I  
9 just wanted to address some  
10 of the things that John said  
11 very briefly, and some of  
12 the possibilities of the  
13 role that we could play in  
14 the concept of nimbism and  
15 finding new ways to grow.

16 In the whole concept  
17 that Nassau County is built  
18 out, I argue that, by  
19 providing a regional  
20 framework and showing the  
21 communities that we are not  
22 talking about densifying

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23 every single family  
24 neighborhood, we're not  
25 talking about changing every

105

1  
2 place. It's really going to  
3 be key interventions in the  
4 centers along the strip  
5 corridors. As we say, we  
6 have way too many of them  
7 than we need, and changing  
8 the way we grow and tracking  
9 the place between the  
10 transit infrastructure that  
11 we have and also help to  
12 revitalize those aging  
13 centers and corridors. And  
14 I think that's one thing  
15 that the Planning Board  
16 could step in and do, to  
17 show people the overall  
18 framework and get all of the  
19 towns and villages engaged  
20 in, and agree on some  
21 consensus on where now  
22 should we consider. So that  
23 not everyone feels  
24 threatened, you are changing  
25 my street or block, you have

1

2

to do it differently. We

3

have to do it.

4

MR. LAROCCA: Thank you

5

very much.

6

MR. DeRUBEIS:

7

Frank DeRubeis. I am from

8

the Town of Smithtown. We

9

I like to make a couple of

10

things, with all respect to

11

Regional Planning

12

Association, on the local

13

level we are well aware of

14

the problem of workforce

15

housing and we basically

16

know what we have to do. We

17

don't need another direction

18

in that particular line. We

19

do know, however, that there

20

are some important problems

21

that we have, as a region.

22

One of the things that

23

concerns me, as a planner,

24

is that we know

25

comprehensive planning. All



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1  
2 of the elements that involve  
3 the society; transportation,  
4 population, economics and  
5 whatever, and we realize  
6 that there is a relationship  
7 between those particular  
8 factors.

9 What has happened is,  
10 what we see on the local  
11 level is that the  
12 decision-making for each has  
13 been fragmented out. Health  
14 Department rules on their  
15 items, DOT on their items,  
16 DPW on their items. And as  
17 a net result, we don't have  
18 an overall picture of what  
19 is going on in our  
20 community.

21 What I think we need to  
22 do is somehow bring this  
23 type of decision-making  
24 together, and rather than  
25 just throw out the problem,

108

1  
2 I also like to throw out a

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solution.

3  
4 One of the more  
5 intelligent things done by  
6 New York State was the  
7 development of the local  
8 water front revitalization  
9 program. This is not just  
10 another plan. It is a plan  
11 that's been adopted  
12 basically from the local  
13 level, works up to the  
14 various government entities.  
15 Once it's adopted, all of  
16 the departmental units that  
17 fall within the jurisdiction  
18 of the Long Island Regional  
19 Planning must fall within  
20 whatever those guidelines  
21 are. And I thought whoever  
22 designed this particular  
23 concept recognized that it  
24 is composed of multiple  
25 jurisdictions; towns,

109

1  
2 whatever; and came up with a  
3 decision.  
4 If the Regional plan  
5 wants to look, maybe trying

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6 to look to bring the  
7 diversity of the ideas  
8 together, that will help us  
9 on a local level.  
10 We just want to know  
11 what somebody is going to do  
12 about 347 some time in the  
13 next three years, so we  
14 could actually balance our  
15 land-use decisions with  
16 these kind of items.  
17 We also like to know if  
18 you are going to provide the  
19 infrastructure for all this  
20 housing we want to build.  
21 We have been trying to do  
22 things; transferring  
23 development rights and  
24 whatever. It really doesn't  
25 work as well as a sewer

110

1  
2 system, and maybe from a  
3 regional point of view,  
4 those are the issues you  
5 have to attack.  
6 So, there is a role on  
7 the regional level, and a  
8 strong role of pulling these

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9 together on a local level.  
10 We don't need to know what  
11 to do. We have a very good  
12 idea, whether Islip,  
13 Huntington, Babylon. We  
14 need the regional  
15 perspective to bring it  
16 together.

17 MR. TONNA: Couple  
18 questions. What I hear you  
19 saying is that, utilizing  
20 that model with the coastal  
21 areas to come up with a  
22 procedure. Is that what you  
23 are saying?

24 MR. DeRUBEIS: Something  
25 similar to that, yes.

111

1  
2 MR. TONNA: That this  
3 Board might be able to give  
4 some type of process in  
5 coordinating all these  
6 jurisdictions, similar to  
7 your experience with this  
8 other agency.

9 MR. DeRUBEIS: I would  
10 suggest that you take a look  
11 at that as a model and try

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12 to figure out what might be  
13 useful to plan.

14 MR. LAROCCA: I  
15 understand that model. It  
16 transcends the water front  
17 revitalization plans,  
18 transcends whatever the  
19 local jurisdictions by  
20 definition of what that zone  
21 is.

22 MR. DeRUBEIS: It goes  
23 all the way up to the  
24 federal level.

25 MR. TONNA: The second

112

1  
2 question is just, you  
3 mentioned that we know the  
4 local town. We know what we  
5 have to do. I just want to  
6 understand that a little  
7 better.

8 Let's say Smithtown. I  
9 don't mean to pick on you.  
10 You have elected officials  
11 that said there will be no  
12 affordable housing in  
13 Smithtown.

14 MR. DeRUBEIS: That was

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one official.

15

16

17

18

19

20

21

22

23

24

25

MR. TONNA: I am not  
really trying to make you  
defensive. The thing that  
I'm interested in finding  
out, at what role does a  
town planner and a planning  
department and everything  
else interact with the town?  
When you know, who knows?  
There might be a blighted

113

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

site, 25 acres, an old tire  
factory in Smithtown where  
you could turn it into  
something. At what level do  
you guys say, hey, look,  
other towns are doing it,  
we're doing it? How can we  
help you, as a planner, or  
where does the plan from the  
town say we want to have --  
I'm interested, when you  
were talking about Islip,  
talking about industrial  
sites, strip malls, you have  
a plan. How can we help you  
to say there is open space

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18 here? How can we help you?  
19 MR. DeRUBEIS: I don't  
20 think it's necessary. One  
21 we identified, and I think  
22 every other municipality on  
23 the local level identified,  
24 where the opportunity sites  
25 are for affordable housing.

114

1  
2 We also have the old  
3 Community Hospital of  
4 Western Suffolk that's been  
5 rezoned for multi family.  
6 That's not our problem. On  
7 the local level, we already  
8 adopted the zoning  
9 ordinances, mixed use.  
10 In our downtown areas we  
11 have a lot of flexible  
12 zoning densities for  
13 affordable housing.  
14 However, the last project  
15 that was actually given an  
16 award built in the Town of  
17 Smithtown, it was five years  
18 to get approved, we were  
19 faced with barriers like  
20 this on the governmental

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21 side when we tried to get  
22 housing built.  
23 We've basically come to  
24 a conclusion, and they are  
25 actually considering this,

115

1  
2 is to expand the sewer lines  
3 in Smithtown, because that's  
4 going to simplify the  
5 approach. So, as far as  
6 what we look at we need,  
7 sewage is something that's  
8 handled by the County, and  
9 we need a stronger regional  
10 view, because without  
11 sewage, if you want to talk  
12 about sensitive, you will  
13 not have it.

14 We need to have somehow  
15 the opportunity that's  
16 available for us on the  
17 local level.

18 MR. TONNA: It seems to  
19 me, and I'm just trying to  
20 understand the possible  
21 function of the Long Island  
22 Regional Planning Board,  
23 when local municipalities,



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24 if there is a plan that's  
25 been adopted, workforce

116

1  
2 housing, and we agree that  
3 this is one of the goals.  
4 It would seem that this  
5 organization should be a  
6 catalyst in listening to the  
7 local needs. What do you  
8 need expedited? What region  
9 outside of the town you have  
10 a problem? You say the  
11 county is so not moving on  
12 this, we have a road block  
13 here or something like that,  
14 that this Board should serve  
15 as a catalyst to facilitate  
16 some of the stuff you are  
17 talking about.

18 MR. DeRUBEIS: My  
19 feeling is, if you could  
20 pull all the other  
21 government entities so they  
22 are all on the same page,  
23 and I'm not trying to  
24 demean --

25 MR. TONNA: The Board

117

1

2

might be able to serve as a

3

liaison.

4

MR. DeRUBEIS: What

5

happens is that everybody

6

has their own functions.

7

The county has to be

8

concerned about its roles;

9

it's roads, it's sewage.

10

The state has to be

11

concerned about its items,

12

and we are trying to all

13

work together.

14

I was just yesterday

15

talking with somebody from

16

Huntington working on an

17

affordable housing project

18

and couldn't get it going

19

because they ran into

20

barriers.

21

We are our own worst

22

enemies. We are doing the

23

things in the local level;

24

the workforce housing, the

25

variety of development, the

118

1

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2 smart growth we are having;  
3 but our own rules and  
4 regulations are killing us  
5 at times.

6 We should be able to put  
7 this together so everybody  
8 knows, and I'm not blaming  
9 New York State. They have a  
10 regional -- they should know  
11 what our plans are, and as  
12 well as the county, and we  
13 all work in one direction.  
14 That's basically what I have  
15 seen. You know, the joke  
16 sometimes I have, I think it  
17 was Legislator Kennedy, no  
18 good deed should go  
19 unpunished. It's surprising  
20 how many regulatory agencies  
21 could get in the way of  
22 that.

23 MR. LAROCCA: Thank you  
24 very much. In the interest  
25 of time, Elaine, and then

119

1  
2 maybe one other comment, and  
3 we have to move on, because  
4 we have two other important

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5 pieces of business.

6 MS. GROSS: Let me just  
7 ask one question following  
8 up on the housing people  
9 that you said you have some  
10 plans in place already for.  
11 Tell me how. Who has access  
12 to that housing?

13 MR. DeRUBEIS: If you  
14 are talking about the  
15 affordable housing we're  
16 dealing with there, and we  
17 don't have a complete answer  
18 on this question, because we  
19 tried experimenting in  
20 different ways. We have  
21 several affordable units  
22 that are retirement  
23 communities, and we have a  
24 certain -- we regulate that  
25 internally. The latest

120

1  
2 affordable housing we are  
3 doing for sale, housing we  
4 turn over to the Long Island  
5 Housing to operate, because  
6 we don't have the manpower  
7 to do it. We are looking at

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8 the latest condo. We  
9 haven't decided how we are  
10 going to deal with the  
11 affordable housing issue on  
12 that level, but I am  
13 bringing to the Board a new  
14 proposal if we could make  
15 the unit smaller and more  
16 proportionately in line. So  
17 we don't have one consistent  
18 strategy.

19 MS. GROSS: Is there a  
20 residency requirement?

21 MR. DeRUBEIS: I  
22 discourage the last three  
23 programs that we have had,  
24 which was the Avalon Garden  
25 Apartments and the Child's

121

1  
2 Hospital and the Landing  
3 Avenue. None of them had a  
4 residency requirement.  
5 MS. GROSS: Great.  
6 Unfortunately, that's one of  
7 the mechanisms, that you  
8 have a community that's  
9 already all white, and you  
10 have a residency

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11 requirement. You won't get  
12 any --

13 MR. DeRUBEIS:  
14 Supervisor Vecchio, that's  
15 one of his, but the  
16 supervisor is adamant about  
17 things of that particular  
18 nature.

19 MS. GROSS: Thank you.

20 MR. LAROCCA: Yes, sir,  
21 and then we have to close.

22 MR. TROIANO: The  
23 political town Board is  
24 evident. Nothing gets done  
25 without these people. One

122

1  
2 extremely helpful item, in  
3 Central Islip we were  
4 negotiating 760, which got  
5 approved and built. We were  
6 going for 20 percent  
7 affordable downtown fire  
8 stations and parks. It was  
9 very helpful to have the  
10 letter saying 20 percent,  
11 and they said they didn't  
12 want to buck that. That  
13 probably got us another 30

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14                   affordable units from that  
15                   support. That written  
16                   documentation is helpful.  
17                   MR. LAW: I think when  
18                   Tom and Patty started this  
19                   dialogue they were being  
20                   very diplomatic. Over the  
21                   last ten or so years the  
22                   relationship between this  
23                   Board and the planning  
24                   department has not been  
25                   good, and I think you guys

123

1  
2                   need to rely on them more.  
3                   They have great people in  
4                   their departments and they  
5                   are overwhelmed already.  
6                   We have to figure out  
7                   how to get more resource to  
8                   them. But as long as there  
9                   is good communication with  
10                  Seth and Tom and Patty and  
11                  their staffs, and then with  
12                  the town planners, I think  
13                  that will go well.  
14                  And to the extent you  
15                  were interested in following  
16                  any type of model Frank

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17 suggested, any type of  
18 authority you want to try to  
19 get, you are going to need  
20 state legislation. It is  
21 not a county level. We were  
22 able to change your name and  
23 expand your board and give  
24 you focus and direction, but  
25 in terms of giving you

124

1  
2 authority --  
3 MR. TONNA: The one  
4 thing I hear is that this  
5 Board could serve as a  
6 catalyst in coming up with  
7 plans that jive with local  
8 villages and towns and  
9 cities. That we should be  
10 able to, as a Board, define  
11 broad outlines and, say,  
12 Smithtown is having a  
13 problem, we should be able  
14 to assist you in being able  
15 to work through that, or  
16 whatever else it is with the  
17 other agencies. It seems to  
18 me it's not just something  
19 that has to be de facto.



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20 MR. LAW: If they are  
21 communicating and they  
22 continue to develop the  
23 relationships with the towns  
24 and villages, and you get  
25 all three of you working and

125

1  
2 communicating together, I  
3 think there is a better  
4 chance of getting things  
5 done.

6 MR. TONNA: I know we  
7 have to move on and stuff.  
8 We are still going to have  
9 an opportunity to hear some  
10 of the stuff that towns have  
11 to say, planners and stuff.

12 MR. LAROCCA: Were there  
13 other towns that wanted to  
14 be heard?

15 MR. LINSEY:  
16 David Linsey (phonetic  
17 spelling). I just want to  
18 tell you, we went to you  
19 through a long interview  
20 process, and I noticed,  
21 interestingly, Flanders  
22 duck. You look around these

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23 nice pictures here, these  
24 are all natural resources.  
25 Each one of these does not

126

1  
2 have an individual town or  
3 village entity. So, what  
4 we're looking for, on a  
5 regional basis, is how to  
6 connect the natural  
7 resources with the human  
8 resources with the built  
9 environment. It's that  
10 balance.  
11 To answer the question  
12 what the regional entity  
13 could do is a broader  
14 spectrum. Think bigger. We  
15 have people thinking on  
16 individual basis. I cut my  
17 teeth on regional planning  
18 stuff. I love this stuff.  
19 Think really big. What  
20 should the whole development  
21 be of all the counties  
22 together? How can they work  
23 together better? That's  
24 what the regional entity is.  
25 Forget the individual crap.

127

1  
2 We will deal with that.  
3 MR. TONNA: How does  
4 that translate into action?  
5 That's been some of the  
6 problems. We have great  
7 plans. I know I have to  
8 pick up a box from your  
9 office of really great plans  
10 that have been developed  
11 over 10, 15 years, but I'm  
12 very concerned with, you  
13 know, I would rather one or  
14 two issues and say how could  
15 we translate that into  
16 action and communication.  
17 Filter down or up. So, we  
18 are all debating, arguing.  
19 The drama has to be played  
20 out, but how do we get this  
21 done in talking to each  
22 other?

23 MR. LINSER: Three quick  
24 ones; transportation,  
25 wetlands and population

128

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1

2

growth. Three things.

3

MR. LAROCCA: Thank you.

4

East Hampton.

5

MS. WILSON:

6

Marguerite Wilson. This, to

7

me, has been very

8

interesting. You are

9

talking about build out in

10

Nassau County. We are

11

approaching bottom out in

12

East Hampton, and it's been

13

interesting to hear. All

14

the issues people talk about

15

are the same.

16

The biggest problem with

17

affordable housing is those

18

people moving next to me,

19

never East Hampton. We are

20

losing our working class and

21

we are way out of there. I

22

have a hard time hiring

23

planners. They can't live

24

there and the traffic is

25

horrible to drive there.

129

1

2

As far as a Regional

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3 Board, one of the things you  
4 could do is more  
5 communication like this. As  
6 far as affordable housing  
7 goes, we are down to  
8 thinking creatively, coming  
9 up with ways -- at least  
10 that's where we are -- ways  
11 to fit it in. We have right  
12 now a 26-home development,  
13 another apartment complex,  
14 but we don't have more land  
15 just to build for housing,  
16 and we can't be buying up to  
17 make mansions to make  
18 affordable housing, and you  
19 have to think creatively,  
20 and communication is one way  
21 to foster that.

22 MR. TONNA: It could  
23 serve as a forum.

24 MS. WILSON: To promote  
25 communication for all. Like

130

1  
2 the fellow in Smithtown  
3 knows what we're doing in  
4 Smithtown, but we don't.

5 MR. TONNA: The Long

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Isl and Regional Planning

6 Board is a listener, spends  
7 a lot of time listening.  
8  
9 MR. CAMERON: But it  
10 can't die with us.  
11 MR. TONNA: Right.  
12 Again, I don't know. I  
13 guess it's not traditionally  
14 how we look at things, but  
15 when we are talking about  
16 the executive director, that  
17 there should be some forum  
18 that local planners;  
19 villages, towns, cities;  
20 could have a forum to be  
21 able to have issues where  
22 they could come and talk  
23 with others on a regional  
24 basis; with Nassau, Suffolk,  
25 everybody here. That it

131

1  
2 could be a portion of the  
3 meeting every other month,  
4 an opportunity, if there is  
5 some issues that raise.  
6 MR. CAMERON: As Jim  
7 mentioned, we have to move  
8 on, but I think that's a

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great start.

9

10

One personal frustration

11

I feel, just when we get in

12

the middle of it, we have to

13

cut it short. I prefer that

14

the meetings be three hours,

15

not two, because once a

16

month is -- you know, we

17

have a whole list, and I'll

18

just take a second.

19

David mentioned a few

20

issues that we will have to

21

deal with if we want to have

22

any impact; transportation,

23

housing, environment,

24

social, equity, downtown

25

revitalization, education,

132

1

2

taxes, energy, Long Island's

3

competitiveness, crime

4

prevention, tourism. Where

5

does it end?

6

But the last thing I

7

want to do is talk for a

8

year about all these

9

challenges that we have. I

10

think the key is getting

11

focussed on accomplishing

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12 something. But, if we could  
13 make a target of this  
14 meeting and decide what we  
15 are going to do to it, maybe  
16 Tom's example as a  
17 framework. We don't have  
18 the legal or regulatory  
19 empowering to effectuate it,  
20 but I think establishing  
21 guidelines.

22 MR. LAROCCA: I'm just  
23 going to have to exercise  
24 the chair. We are going to  
25 lose our quorum. We have

133

1  
2 two pieces that must occur  
3 today. This is all to be  
4 continued. I'm sorry for  
5 cutting it short. We could  
6 spend a month on the very  
7 good discussion we are  
8 having, and we will find  
9 mechanisms to broaden and  
10 enrich this discussion, but  
11 we do have to move on for  
12 the few minutes that are  
13 remaining.

14 I want to thank Tom and



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15                   Patty and all the planning  
16                   officials that have come.  
17                   You need not stay for the  
18                   rest of this, and at the end  
19                   of that, we will have an  
20                   executive session with just  
21                   the Board.  
22                   Let me just mention that  
23                   the consultant presentation  
24                   that was just discussed for  
25                   possible presentation today

134

1  
2                   with Mr. Henton has turned  
3                   out not to work, for a  
4                   variety of reasons. We  
5                   needed more time than we  
6                   were able to afford today.  
7                   I will talk to him about the  
8                   possibility of him making an  
9                   introductory presentation  
10                  perhaps at the July meeting,  
11                  but that will be down the  
12                  line.

13                  Just for your  
14                  information, we had a  
15                  request for the Suffolk  
16                  County Water Authority to  
17                  make a designation, someone

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18 on this Board to sit on the  
19 Regional -- the Pine Barrons  
20 Regional Advisory Board, and  
21 I discussed it with  
22 Steve Jones and designated  
23 Dr. Forman to do that as  
24 part of his interim duties.  
25 For the next business, I

135

1  
2 want to give you just the  
3 barest draft of a start of  
4 what we will talk about next  
5 month, in terms of budget  
6 making. This is very broad,  
7 and I do want to open this  
8 up for a few minutes.

9 Let me just set it up  
10 for you as follows: We have  
11 to begin a change from what  
12 the situation has been since  
13 1988. We now must, in terms  
14 of budget making to the  
15 Board, reflect directly the  
16 cost of the executive  
17 director and his assistant  
18 in the budget and approval  
19 of the Board, whereas in the  
20 past it was processed as

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21 going through the  
22 multi layered foundation and  
23 Stony Brook foundation. So,  
24 the first two items speak to  
25 that. The rest are

136

1  
2 approximations of what we  
3 have in place now.  
4 The next section deals  
5 with the assigned staffing  
6 that we benefit from. We  
7 then -- and this is just a  
8 plug number. I am just  
9 going to have to ask the  
10 side discussion, gentlemen,  
11 if you could please.

12 The consulting resources  
13 is the plug number, and then  
14 with Seth I got a rough feel  
15 for some of these, just as  
16 incidental expenses, and we  
17 have service from the  
18 controller who are treating  
19 us kind, so that brings us  
20 into this range.

21 What I would like to do  
22 is have you react briefly  
23 now, digest it, and we will

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24 devote time at the July  
25 meeting to perfecting a

137

1  
2 budget request that we will  
3 make to the two counties.

4 MR. LARGE: Just a  
5 question. I know we  
6 discussed audit process to  
7 take to the county  
8 controllers. Did we ever  
9 consider external audit  
10 process where they came to  
11 us for producing an annual  
12 audit?

13 MR. LAROCCA: I think  
14 that's a great question.  
15 '05 directed us to obtain  
16 audits from the controllers  
17 in alternate years from each  
18 county. If our desire is to  
19 do an outside audit, I think  
20 we have to address in terms  
21 of the current directive we  
22 are operating under.

23 MS. SANDERS: I would  
24 strongly make that  
25 recommendation that we do

138

1

2

produce an annual audit.

3

MR. LAROCCA: In this

4

case, we would then need to

5

contend with that as a

6

budget matter.

7

MR. LAW: Just some

8

history on it. The New York

9

State General Municipal Law

10

actually requires that and

11

indicates that the regional

12

planning throughout the

13

State should have and, where

14

when we were doing the

15

resolutions and we had

16

actually included that in

17

there, to require the

18

financial certified

19

financial statements. The

20

department discussion was,

21

you already have Nassau

22

County and Suffolk who sits

23

on the Board. You don't

24

have enough funds. To do

25

what you want now costs a

139

1

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2 lot of money to have a  
3 certified financial audit.  
4 Why waste money on it? Why  
5 not take turns with Nassau  
6 and Suffolk audits. That's  
7 how it evolved. If you guys  
8 choose to go other route --

9 MR. TONNA: I think we  
10 need professional --

11 MR. CAMEROON: To date,  
12 Suffolk and Nassau had that  
13 prerogative to date, and we  
14 still had questions and are  
15 uncomfortable with  
16 considering what goes on.  
17 It would be smarter. I  
18 think it would be good to  
19 have an independent auditor.

20 MR. LAROCCA: Let's come  
21 back to that as part of the  
22 decision next month.

23 I just want to, having  
24 sat on a number of corporate  
25 boards, outside audits have

140

1  
2 not necessarily been the  
3 solution. In fact, in many  
4 cases, were part of the

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5                               problem, but we will come to  
6                               that as part of the  
7                               discussion next month.

8                               MR. TONNA: I would like  
9                               to see certified. Since we  
10                              do have shared  
11                              responsibilities, I would  
12                              like to see something.

13                             MR. LAROCCA: Any other  
14                             quick reaction?

15                             Patty.

16                             MS. BOURNE: In  
17                             regarding the in kind  
18                             services for assistant  
19                             staffing, I don't recall  
20                             that we ever mentioned that  
21                             we have demography  
22                             available. We are not  
23                             strong in that area. We  
24                             have more in the GIS area.  
25                             I don't know if that's

141

1  
2                               switched, but if we could  
3                               switch it with Suffolk, we  
4                               could talk about it. But,  
5                               we could offer GIS services,  
6                               not demographic services at  
7                               this time.

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8                               In terms of  
9                               environmental planners, are  
10                              you looking for one in each  
11                              county? I don't have any  
12                              extra staff now. We could  
13                              put a request in for you  
14                              that we have another staff  
15                              person. Our budget is  
16                              frozen right now in terms of  
17                              hiring right now, but we  
18                              could make that known as  
19                              part of that addendum to  
20                              your budget request.

21                            MR. CAMERON: We're  
22                            talking about part time.

23                            MR. LAROCCA: As I  
24                            understand, the way the  
25                            process worked in the past,

142

1  
2                            it's as needed; part time,  
3                            as needed; and in episodes  
4                            where there has been a lot  
5                            of need --

6                            MR. CAMERON: My  
7                            understanding was, I thought  
8                            we would have access to  
9                            Carrie and also Dan from  
10                            Nassau County on an



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11 as-needed basis.  
12 MR. LAROCCA: I think  
13 that is what the past has  
14 been.  
15 MS. BOURNE: We had  
16 offered. County Executive  
17 Suozzi said we would provide  
18 support. In terms of staff,  
19 we do have some staff  
20 available, but it might not  
21 necessarily be in the area  
22 you are looking for. I said  
23 environmental.  
24 MR. CAMERON: We don't  
25 need environmental.

143

1  
2 MS. GROSS: Is there a  
3 need for environmental?  
4 MR. LAROCCA: That's  
5 terminology in the past.  
6 Just planners. That gives  
7 you the option in the --  
8 MS. GROSS: Is it okay  
9 to do the switch that Patty  
10 was requesting?  
11 MR. LAW: I think we are  
12 doing that now. Under Tom's  
13 staff, we are providing a  
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14 demography and topography.  
15 Not 100 percent of the time,  
16 but 40 percent of the time.  
17 These things already exist.  
18 MR. LARGE: Is this the  
19 current run rate?  
20 MR. LAROCCA: I'm sorry?  
21 MR. LARGE: Is what we  
22 are looking at here the pace  
23 at which money is currently  
24 being spent?  
25 MR. LAROCCA: That,

144

1  
2 again, brings us back to  
3 this difficulty of  
4 understanding the current  
5 run rate.  
6 MR. LARGE: I think if  
7 you just say yeah, these are  
8 the people currently  
9 employed, you answered my  
10 question.  
11 MR. LAROCCA: More or  
12 less, if you take more or  
13 less --  
14 MR. LARGE: Is there  
15 anybody new on this list?  
16 MR. CAMERON: If Nassau

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17 is appropriating 100  
18 percent, it can't be.  
19 MR. TONNA: We are only  
20 at \$200,000.  
21 MR. CAMERON: We are  
22 looking at --  
23 MR. LARGE: Are these  
24 the people you currently  
25 have working, or is there a

145

1  
2 revision or reduction? Just  
3 the people.

4 MR. LARocca: What I  
5 think it reflects is, in a  
6 practical way, reflects some  
7 of the resources that have  
8 been available, and from a  
9 budget sense, it wasn't  
10 budgeted comprehensively, so  
11 that the actual budget, we  
12 saw a budget that had no  
13 activity level. Nothing to  
14 do with the levels on paper.

15 MR. LARGE: Do we have a  
16 department executive  
17 director now?

18 MR. TONNA: No.

19 MR. LARGE: Do we have  
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20 an administrative assistant?  
21 Are we writing checks for a  
22 director?  
23 MR. LAROCCA: If you  
24 recall Dr. Coppleman's  
25 assistant, it was charged

146

1  
2 back through his two layers.  
3 MR. LARGE: Does it come  
4 out of our 60,000 bucks?  
5 DR. FORMAN: Answer to  
6 your question, it did.  
7 MR. TONNA: When you got  
8 Coppleman you got a budget  
9 deal. He went through  
10 entities, his foundation and  
11 institute. Now we're  
12 independent from all that.  
13 We have to build our own  
14 infrastructure.  
15 MR. CAMERON: This is an  
16 attempt to be a stand-alone  
17 funded agency.  
18 MR. TONNA: There would  
19 be no agreements with this  
20 foundation.  
21 MR. LAROCCA: This is  
22 meant to reflect where we  
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23 have been de facto.  
24 MR. LARGE: What  
25 activities will occur if you

147

1  
2 have a budget which is going  
3 to be until we approve a  
4 budget, which is going to  
5 happen at the next meeting?  
6 MR. LARocca: We're in  
7 the year 2006 operating  
8 under this cockamamy old  
9 process. This is for 2007.  
10 This will be to put forward  
11 a rational integrated budget  
12 for 2007.

13 MR. TONNA: That has to  
14 be approved by both Nassau  
15 and Suffolk.

16 MR. LARGE: I think the  
17 thing to do first is point  
18 out what the money going out  
19 will be and how long the  
20 money we got will last,  
21 given our current run rate  
22 of expenses. I think it  
23 would be helpful to know  
24 what outcomes would result  
25 from that money being spent.

1  
2 I think it would be less  
3 useful to go ahead and do  
4 other things until we know  
5 what our plans are going to  
6 be and what our organization  
7 is going to look like. So I  
8 think it's two different  
9 subjects.

10 One is to find out what  
11 is going on, and whether we  
12 have enough money in the  
13 bank; and secondly, what are  
14 we going to do next. But,  
15 to talk about expending  
16 \$50,000 for an  
17 administrative assistant  
18 without some discussion as  
19 to what that person will be  
20 doing for a living seems  
21 premature.

22 MR. LAROCCA: Except  
23 that, trying to spring off  
24 how the operation is  
25 sustaining itself now --

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1  
2                   until May 10th, we had an  
3                   administrative assistant who  
4                   was doing a number of  
5                   special chores for  
6                   Dr. Coppelman. That became  
7                   unavailable to us on  
8                   May 11th. That activity is  
9                   now being carried by Seth  
10                  and Carrie and support from  
11                  the two Counties is being  
12                  provided, and we have not  
13                  yet taken to try to parcel  
14                  that into numbers on paper.

15                  In terms of our current  
16                  level of activity, I thought  
17                  just in trying to get the  
18                  process started, the  
19                  administrative assistant at  
20                  \$80,000 is a lot of money,  
21                  so I just put it in here as  
22                  \$50,000, but it's as  
23                  specific --

24                  MR. CAMERON: It's a  
25                  good step for us to discuss

150

1  
2                   and be ready for the July

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3 meeting. Seth is not going  
4 to be typing up his own  
5 memos. If you want to have  
6 an organization itself --

7 MR. LARGE: I'm not  
8 making myself clear. I  
9 would love to hear from Seth  
10 what he needs to keep the  
11 doors open and keep the  
12 must-do projects going until  
13 we can approve a fully  
14 realistic budget for him.  
15 If this is it, Seth, say so.  
16 I am in favor of it. I'm  
17 not clear.

18 MR. LAROCCA: Let's make  
19 that -- it's the right  
20 question. Let's make that  
21 the first part of your  
22 discussion when we come back  
23 on the 11th, to get a  
24 complete picture, as we can,  
25 on how we are operating and

151

1  
2 what numbers --

3 MR. FORMAN: And my idea  
4 for the next meeting was to  
5 try to connect a proposed



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6 draft business plan of our  
7 activities for 2007 to these  
8 budget lines.

9 MR. TONNA: Can I make a  
10 suggestion? Something that  
11 Jim raised, I think probably  
12 some type of draft job  
13 description, outside of the  
14 executive director which we  
15 are working on, but outside  
16 of the executive director,  
17 reserve associates, some  
18 type of short summary might  
19 really help us in July when  
20 we are looking at this,  
21 also.

22 MR. LAW: Also, in the  
23 resolution that was approved  
24 in October of last year, put  
25 down some qualities for both

152

1  
2 positions, but you guys can  
3 feel free to --

4 MR. TONNA: I think take  
5 whatever you have and redact  
6 it. I think it answers the  
7 question to Jim.

8 MR. LARGE: With the

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9 additional pieces, I think  
10 the first step should be a  
11 year from now what you will  
12 have been accomplishing.  
13 That's the first question.  
14 What do we have to have  
15 accomplished? The second is  
16 what staff and what costs  
17 will we need to do that?  
18 And the third question,  
19 unfortunately, is where is  
20 the money going to come  
21 from? Because if we don't  
22 got it, we have to go back  
23 and change. Will we have  
24 some sense in July as to  
25 what our production, if not

153

1  
2 the plan, are going to be  
3 within the next five months.  
4 MR. LAROCCA: All of the  
5 questions you are raising  
6 are questions we are  
7 addressing simultaneously on  
8 an unexpected transition  
9 time table and circumstance,  
10 and they don't all fit  
11 together sequentially. I

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12 know how I would do this if  
13 this institution was healthy  
14 enough and running as it  
15 should have been. It is  
16 not.  
17 This is meant to start  
18 the process, and I think  
19 what you laid out is exactly  
20 right to make that an  
21 intelligent process. We  
22 don't have a good fix on our  
23 current operating situation.  
24 No one can quite tell you  
25 what our current operating

154

1  
2 budget is. So, this is  
3 meant to try to be part of  
4 that process.  
5 We simultaneously need  
6 to get to the process of a  
7 plan, or business plan if  
8 you will, of how this young  
9 man and the staff are  
10 working. In the mean time,  
11 some tasks that have been  
12 assigned still out there we  
13 have not been given  
14 substantive direction on the

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work product.

15  
16 Tom and Patty have been  
17 filling in, if you will, in  
18 terms of helping shape how  
19 it's being held together in  
20 the moment. That will all  
21 come together, but it's  
22 going to take a certain  
23 amount of patience on our  
24 part, because we are not  
25 dealing with clean -- I

155

1  
2 don't want to use that word  
3 incorrectly -- not dealing  
4 with a neat process. It's a  
5 process that bothers all of  
6 us, because it's not the way  
7 it should be.

8 MS. GROSS: Jim, it  
9 would be good if next time  
10 we had some clarity about  
11 the staffs that the  
12 activities that are  
13 happening now. It may be  
14 that we're fine with those  
15 activities, or it may be  
16 that time, you know, our  
17 resource could be better

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18 used. So, in order to make  
19 that decision, we need to  
20 know what's on the table.  
21 MR. CAMERON: Because we  
22 don't need to know right  
23 now.  
24 MR. LARGE: You said it  
25 better than I did, but

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1  
2 that's the point I was  
3 trying to make.  
4 MR. LAROCCA: One of the  
5 problems is the answer that  
6 we might have had on the 1st  
7 of May changed abruptly on  
8 May 11th, and we have been  
9 adjusting to make sure under  
10 these circumstances --  
11 MR. LARGE: Seth, how  
12 are you spending your day  
13 these days?  
14 MR. FORMAN: Mostly  
15 preparation for this meeting  
16 and in carrying on  
17 activities, such as  
18 participating in the  
19 legislative commission to  
20 reduce school district

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21                   expanding. We are  
22                   continuing our updates of  
23                   census data and population  
24                   data and other kind of  
25                   demographic work, and that's

157

1  
2                   -- Jim said participating in  
3                   the Central Pine Barrons  
4                   Advisory Commission, those  
5                   kinds of --  
6                   MR. CAMERON: They would  
7                   be more Suffolk related at  
8                   this point?  
9                   DR. FORMAN: Just from  
10                  what I just said, you could  
11                  assume that.  
12                  MR. LAROCCA: What Seth  
13                  said is his area is putting  
14                  up with the Chairman,  
15                  putting up with his  
16                  part-time Chairman.  
17                  MS. GROSS: Can I ask  
18                  one other question for the  
19                  two -- the counties? Just  
20                  looking at this budget, at  
21                  first blurb, are you falling  
22                  over in your chair? Are you  
23                  saying we have work to do,

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24 but this is not impossible?  
25 Can you give us some kind of

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1  
2 reaction?  
3 MR. LAW: I didn't fall  
4 off my chair when I saw it.  
5 I'm not saying it's going to  
6 be approved. I think Tom  
7 and Steve are going to have  
8 to put their money where  
9 their mouth is. They  
10 approved this Board, and now  
11 they are going to have to  
12 find money in the budget. I  
13 will hold Steve's feet to  
14 the fire.

15 We will be sitting  
16 around this room in the  
17 month of August when we go  
18 through miscellaneous  
19 department issues, and  
20 Health Department issues and  
21 Steve is going to have his  
22 views. I have to keep the  
23 property taxes frozen and we  
24 will have things going on,  
25 and the regional plan will

159

1  
2 be in the mix, just as the  
3 police department and Social  
4 Services department all are,  
5 but I didn't think this was  
6 outrageous. I thought it  
7 was realistic.

8 One of the things you  
9 need to chew on between now  
10 and the next meeting, if  
11 these positions seem  
12 reasonable, what the work  
13 duty is, couple of staff  
14 people, administrative  
15 people. Are they going to  
16 be county employees? Are  
17 they going to be Nassau  
18 County? Are they going to  
19 be private employees? Do  
20 you have 401Ks and things  
21 like that? I think it's  
22 best.

23 Seth is a Suffolk County  
24 employee now. We take care  
25 of his benefits and overhead

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1



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2 and things like that. These  
3 are the things we have to  
4 figure on. Are some of them  
5 going to be Nassau County  
6 employees? Suffolk?

7 MR. TONNA: One of the  
8 things I would love  
9 direction from the County  
10 Attorney's Office is, just  
11 how do you go about hiring  
12 an independent executive  
13 director? It was done in  
14 the past through an  
15 agreement with the  
16 foundation, or whatever  
17 else, so we would like to --  
18 you know, we need a mouse  
19 trap to figure out how we go  
20 about doing that.

21 Just to remind board  
22 members, if the county  
23 executives don't put it in  
24 the budget, we could go to  
25 the legislators to make sure

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1  
2 they put the money in. We  
3 have two --

4 MR. LARGE: What is your  
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5 guess as to the earliest?  
6 MR. LAW: What Jim said,  
7 effective January 1st '07.  
8 In terms of monies, they are  
9 currently being budgeted,  
10 '06, that we tied up. You  
11 know, I have been committed  
12 to working with Janet to get  
13 you those funds ASAP.  
14 MR. LARGE: Within a  
15 month or so?  
16 MR. LAW: This summer.  
17 MR. LARGE: What is  
18 your --  
19 MS. BOURNE: I had a  
20 previous conversation with  
21 Liz Botman. She's looking  
22 in the controller's office.  
23 I don't know if there are  
24 restraints in the funds. It  
25 is \$100,000. It's \$60,000

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1  
2 there. It's more how you  
3 need to use them this year.  
4 The other issue I know  
5 is always difficult for the  
6 prior group, including Seth,  
7 that was we paid after the  
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8 fact and made a big deal  
9 about it. We didn't pay  
10 until the following quarter.  
11 Depending on how it all sets  
12 up, as Ken said, if as you  
13 think about it, your  
14 employees are not employed  
15 through either county or  
16 both counties.  
17 The other, if you want  
18 to incorporate it, would be  
19 to use an outside non-profit  
20 as your fiscal agent and pay  
21 them a fee, and that would  
22 have to be budgeted for,  
23 too. I don't know legally  
24 if there is a problem,  
25 because of the way this is

163

1  
2 set up, but it's something  
3 to consider.  
4 The other remark I  
5 wanted to make is I don't  
6 think that the amount is  
7 different, the total for  
8 '07, in terms of a budget,  
9 than what we had. Amount,  
10 in terms of getting through  
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11 the process, because it has  
12 to go through the county  
13 executive process and  
14 legislature process in both  
15 counties. I think you want  
16 to balance between being  
17 general, because Jim Large  
18 said a year from now you  
19 can't know now what you are  
20 going to be doing. Next  
21 July you are all thinking  
22 about. That may be  
23 different than some of the  
24 things that were in here.  
25 When he proposed it he

164

1  
2 had in mind the intent of  
3 doing new things, but also  
4 continuing and finishing up  
5 the third regional plan. I  
6 don't recommend it being a  
7 priority. Some of those  
8 things are more outreach,  
9 engaging with groups, forum  
10 that you may want to keep a  
11 general, but argue outreach  
12 skills and other support  
13 kind of skills. As Seth  
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14 said, just putting these  
15 meetings together is work.  
16 Input of information, that  
17 takes a lot of effort.  
18 MR. TONNA: The other  
19 issue that I look at, just  
20 one thing with the salaries.  
21 County Executive of Nassau  
22 doesn't make \$145,000. Just  
23 my experience in the  
24 legislature, there is great  
25 sensitivity to matching

165

1  
2 salaries.  
3 MR. CAMERON: I think  
4 there is a number of  
5 employees making more.  
6 MR. TONNA: I just say  
7 we should be sensitive to  
8 that.  
9 MR. LAW: I seen --  
10 MR. TONNA: All I am  
11 saying is that I think there  
12 needs to be some tying. I  
13 think these are proper  
14 salary amounts, but we need  
15 to be sensitive to that.

16 When you go through the  
Page 149

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17                   legislature process, how  
18                   could they be making more  
19                   than me. You can be  
20                   surprised how it could get  
21                   bogged down to have it for  
22                   the Health Department, for  
23                   the head of the Health  
24                   Department or District  
25                   Attorney or whatever else.

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1  
2                   So, we should be able to  
3                   have that as part of it.  
4                   MS. SANDERS: The budget  
5                   is identifying expenditures  
6                   out of the two counties.  
7                   Have we talked about any  
8                   other sources of income to  
9                   balance their budget?  
10                  MR. LAROCCA: We haven't  
11                  obviously talked about it  
12                  yet. Just a little  
13                  homework, you found staff of  
14                  34 to 35 people, but that  
15                  was a reflection of grant  
16                  work, outside funding and so  
17                  forth. It's very hard to  
18                  anticipate now a year from  
19                  now, particularly given the

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20 transition we are in, and  
21 that we haven't really  
22 adopted our work, in terms  
23 of identifying sources.  
24 This was meant to  
25 reflect my view, at least

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1  
2 that we are a creature of  
3 both counties, that we are  
4 operating as a county agent  
5 in both cases, and our  
6 request to the county should  
7 be for the monies it takes  
8 for us to operate. If we  
9 take on other tasks, if we  
10 are successful in the  
11 pursuit of grants outside  
12 and so forth, in effect, our  
13 budget will grow, but this  
14 will speak to the question  
15 of what we will be seeking  
16 appropriations for from our  
17 two governmental parents.

18 Hopefully, as this comes  
19 back to life, given its  
20 history of being able to  
21 attract research money from  
22 DOE and DOF, that should be

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23 an important part of it. In  
24 fact, I brought something  
25 today, a transportation --

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1  
2 \$1 million and-a-half. We  
3 might be able to link it.

4 MS. SANDERS: But what  
5 is the minimum?

6 MR. LAROCCA: This is  
7 the county monies and in  
8 kind service that would  
9 support us.

10 MR. TONNA: But we need  
11 that mouse trap. We need to  
12 receive money, all that  
13 stuff.

14 MR. LAW: We should work  
15 it out with the Nassau  
16 County, not County  
17 Attorney's office.

18 MR. LAROCCA: I am going  
19 to break it there, because  
20 we are going to lose a  
21 member. We need to have an  
22 executive session.

23 I thank you all. If  
24 there is a motion.

25 MR. TONNA: We have to  
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1  
2 state the purpose.  
3 MR. LAROCCA: To  
4 personal matter.  
5 MR. TONNA: I make a  
6 motion.  
7 MS. GROSS: Second.  
8 MR. TONNA: We have to  
9 make a motion.  
10 (Whereupon, the  
11 executive session was  
12 conducted from 12:09 p.m. to  
13 12:27 p.m.)  
14 (Whereupon, Elaine Gross  
15 left for the day.)  
16 MR. LAROCCA: We are  
17 back in public session.  
18 Is there anything else  
19 for the good of the order?  
20 MR. CAMERON: I have  
21 something I would just like  
22 to add. I mentioned  
23 earlier, I just find that  
24 two hours really confining.  
25 I would prefer if we can --

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2

once a month it's so

3

difficult. There is so much

4

on our plate, if the Board

5

is willing to have a

6

three-hour meeting.

7

MS. SANDERS: I support.

8

MR. LAROCCA: I am

9

agreeable. There was a mix.

10

Elaine said she was

11

supported.

12

MR. TONNA: If we make

13

it earlier, the next

14

meeting, the 11th, I'm

15

already booked. I would

16

have to leave.

17

MS. SANDERS: Are you

18

saying 9:00 to 12:00?

19

MR. LAROCCA: Is

20

everybody agreeable to that?

21

(The members of the

22

Board respond.)

23

MR. LAROCCA: Seth,

24

would you move that back to

25

9 o'clock on the 11th?

171

1

2

MR. CAMERON: And also,

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3 if we can just talk about  
4 just what the agenda is for  
5 that meeting and if we have  
6 invited people.

7 MR. LAROCCA: For that  
8 meeting I will talk with  
9 Doug Henton (phonetic  
10 spelling) and see if we  
11 could work him into that  
12 process. We will come back  
13 to our budget. In the mean  
14 time, you will have seen the  
15 only draft that currently  
16 exists of the working plan,  
17 and we will come back to the  
18 search and the particulars  
19 for the search, among other  
20 things.

21 MR. CAMERON: Also, I  
22 would like to hear the rest  
23 of the Board's feeling if we  
24 should dedicated meetings;  
25 whether energy,

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1  
2 transportation, environment,  
3 whatever they are; if we  
4 could have a topic of  
5 discussion for that meeting.

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6 As we progress through the  
7 year, people could see. I'm  
8 not saying it has to be the  
9 entire meeting, and invite  
10 stake holders on those  
11 issues and discuss those  
12 issues.

13 MR. TONNA: That would  
14 work very well.

15 MR. LAROCCA: It's my  
16 desire to get there.

17 In the interest of the  
18 economics of the Board, if  
19 you would take the contents  
20 of your binder, but not your  
21 binder, then you will have  
22 it available at the next  
23 meeting.

24 MS. WOODS: Can we get  
25 binders, too, from now on?

173

1  
2 MR. TONNA: Can I make a  
3 suggestion about binders?  
4 It might be better if we  
5 have a little bigger binder  
6 and we are able to put  
7 meeting by meeting in each  
8 binder, so when you provide

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9 the information we add it.

10 I am saying something big,

11 so you have the stuff, and

12 now there is some

13 continuity.

14 Last thing, I wanted to

15 thank you, Jim. It's a lot

16 of work in navigating this,

17 and you never want to shoot

18 the messenger. We

19 appreciate it.

20 MR. LAROCCA: Also, I

21 would like to say a word to

22 Seth. Thank him for the

23 good service. It's been a

24 difficult period all around.

25 Thank you.

174

1

2 Is there a motion to

3 adjourn?

4 MR. TONNA: Yes.

5 MS. SANDERS: Second.

6 MR. LAROCCA: We are

7 adjourned.

8 -oOo-

9 (Time noted: 12:31 p.m.)

10

11

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C E R T I F I C A T E

I, JOANN BUNZE, a Stenotype  
Reporter and Notary Public within  
and for the State of New York, do  
hereby certify:

That the foregoing is a true  
and accurate transcript of my  
stenographic notes.

In witness whereof, I have  
hereunto set my hand this 7th day  
of July 2006.

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JOANN BUNZE

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